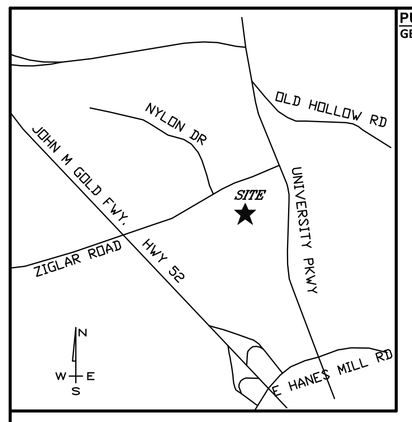


VICINITY MAP – NOT TO SCALE

PURPOSE STATEMENT - REZONING

GENERAL SITE

THE PURPOSE OF THIS SUBMITTAL IS TO REQUEST SPECIAL USE REZONING TO RM8-S AND AN ELECTED BODY SPECIAL USE PERMIT TO BUILD MULTIFAMILY APARTMENTS.

THE PROPOSED PROJECT CURRENTLY NAMED 'SHREWSBURY APARTMENTS - UNIVERSITY PARKWAY' IS A SINGLE PHASE PROJECT PLANNED FOR 6146 UNIVERSITY PARKWAY, WINSTON-SALEM, NC 27105. THERE IS CURRENTLY NO DEVELOPED AREA ON THIS SITE. THE TOTAL SITE IS APPROX. 6.56 ACRES.

A DRIVEWAY PERMIT SHALL BE REQUIRED. THERE SHALL BE APPROX. 1,525.34 LINEAR FEET OF PRIVATE ROAD FOR THE ENTIRE SITE. THIS STREET WILL COME IN FROM UNIVERSITY PARKWAY. THE FRONT SECTION OF THE SITE LISTED AS 'FUTURE DEVELOPMENT' SHALL HAVE A DRIVEWAY APRON ATTACHED TO THE PROPOSED 'SHREWSBURY LANE'.

IT IS BEING REQUESTED THAT A PORTION OF THE PIN BE REZONED TO BE RM8-S. THIS IS PORTION OF PIN IS CURRENTLY ZONED RS-9. THIS PORTION OF PIN IS APPROX. 5.107 ACRES. IT IS PROPOSED TO BE TWO (2) STORY BUILDINGS WITH TWO (2) BEDROOM UNITS. EACH UNIT IS 30' WIDE x 40' LONG x 27' TALL. ADJOINING PROPERTIES TO THE NORTH ARE RS-9 AND RM-12-S. TO THE WEST IS RM-12-S. TO THE SOUTH IS RM-18. TO THE EAST, ACROSS UNIVERSITY PARKWAY, IS RS-9.

THE REQUIRED PARKING HAS BEEN MET (66.5 REQUIRED SPACES; 86 PROPOSED SPACES).

THE SITE HOSTS APPROX. 1,525 LINEAR FEET OF WATER PIPE. PRIVATE SEWER WILL ENTER A PUMP STATION AND BE PUMPED INTO THE PUBLIC SEWAGE SYSTEM LOCATED ON UNIVERSITY PARKWAY. THERE SHALL BE APPROX. 1073 LINEAR FEET OF SEWER LEADING TO THE PUMP STATION AND AFTER THE PUMPSTATION THERE SHALL BE APPROX. 1242 LINEAR FEET OF PIPE.

THE ENTRANCE TO UNIVERSITY PARKWAY SHALL BE FROM THIS PHASE AND SHALL BE A PRIVATE STREET. THE PROPOSED PRIVATE STREET'S PROPOSED NAME IS 'SHREWSBURY LANE'. A ROAD NAMED 'SHREWSBURY COURT' SHALL LEAD ONTO SHREWSBURY LANE.

PLANTING REQUIREMENTS:

BUFFERYARDS:

THERE ARE SEVEN (7) BUFFERYARDS IN TOTAL FOR THE ENTIRE SITE. THE SITE PLAN SHOWS THEIR LOCATION AND TYPE. BUFFERYARD BLOCKS ON THIS SHEET DISPLAY THE CONTENTS OF EACH BUFFERYARD.

BUFFERYARD NORTH TO UNUSED PORTION OF PIN SHALL BE INSTALLED DURING THIS TIME TO READY FUTURE USE AREA FOR FUTURE INSTALLATION.

STREETYARDS:

THERE SHALL BE A 10' STREETYARD SUPPLIED ALONG THE BACK OF THE EXISTING R.O.W. OF UNIVERSITY PARKWAY.

INTERIOR PARKING:

EVERY PARKING SPACE IS WITHIN 75' OF A LARGE TREE. THERE ARE SEVEN (7) PROPOSED LARGE TREES IN THE INTERIOR.

TSA REQUIREMENTS:

BUFFERYARDS 1-7 PROVIDE A TOTAL OF TWENTY-EIGHT (28) TREES.
THE INTERIOR PARKING AREAS PROVIDE A TOTAL OF SEVEN (7) TREES.

THE TOTAL SITE'S 10% TSA REQUIREMENT (BOTH PHASE 1 AND 2) IS 28,399.35 Sq.Ft.. THE BUFFERYARD TREES (750Sq.Ft. EACH) WILL SUPPLY 21,000 OF THE REQUIRED 10% TSA. THE SEVEN (7) INTERIOR PARKING TREES (750Sq.Ft. EACH) WILL SUPPLY 5,250 Sq.Ft.. ON THE WEST SIDE OF THE SITE, IN 'TSA AREA 1#', THERE SHALL BE THREE (3) TREES PLANTED (AT A RATE OF 750Sq.Ft. EACH) TO SATISFY THE REMAINING REQUIREMENT. IF HEALTHY EXISTING TREES ARE FOUND IN 'TSA AREA 1#', THOSE TREES SHALL BE APPROVED BY THE INSPECTOR AND TAKE PLACE OF THE THREE (3) PROPOSED TREES. THE IDENTIFIED AND APPROVED EXISTING TREES MUST HAVE THEIR CRITICAL ROOT ZONES STAKED AND PROTECTED TO BE CONSIDERED FOR CREDIT TOWARDS THE 10 % TSA REQUIREMENT. THE PROVIDED 'TSA AREA 1#' IS APPROX. 18,530 Sq.Ft. IN SIZE. AT THE EAST SIDE OF PHASE 2, TSA AREA APPROX. 2# IS 1470 Sq.Ft. AND APPROX. TSA AREA 3# IS 1430 Sq.Ft..

STORMWATER:

AS THE SITE DISTURBS MORE THAN 1 ACRE OF LAND AND SHALL HAVE MORE THAN 20,000 Sq.Ft OF BUA, IT WILL REQUIRE QUALITY AND QUANTITY CALCULATIONS. CURRENTLY THIS IS PLANNED TO BE HANDLED VIA STORMWATER DETENTION BASINS. STORMWATER WILL BE RELEASED INTO AN UNNAMED BRANCH OF STREAM THAT LEADS TO A STORMWATER POND TO THE SOUTH ON A NEIGHBORING PROPERTY (WILLOW CREEK APARTMENTS; PIN: 6829-11-6634).

EROSION:

AS THE SITE DISTURBS MORE THAN 10,000 Sq.Ft., A SEDIMENT AND EROSION CONTROL PERMIT IS REQUIRED. CONTAINMENT AND FILTERING MEASURES WILL BE INSTALLED BEFORE ANY SITE WORK IS COMMENCED.

LANDSCAPING NOTES:

1. IN THE EVENT THAT A PLANT MATERIALS CHART AND WHAT IS DISPLAYED ON THE PLAN CONFLICT, THE PLAN SHALL TAKE PRECEDENCE.
2. ALL MATERIALS REQUIRED TO COMPLETE THE CITY'S REQUIREMENTS SHALL BE PURCHASED AND INSTALLED.
3. PLANT MATERIALS SHALL BE PURCHASED ONLY AFTER THE FIELD ZONING INSPECTOR HAS GIVEN CREDIT FOR EXISTING VEGETATION (IF ANY).

TSA PLANTING

TREES SHALL BE PLANTED TO MEET THE TSA AREA REQUIREMENT.

1. TREES PLANTED IN TSA AREA TO MEET THE TSA REQUIREMENTS SHALL BE LARGE VARIETY TREES.
2. ALL TREES USED TO SATISFY CITY REQUIREMENTS FOR TSA SHALL BE EIGHT (8) FEET IN HEIGHT AT INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER MEASURED SIX (6) INCHES ABOVE GROUND LEVEL.
3. ALL TREES INSTALLED IN TSA AREA SHALL BE INSTALLED WITH TREE TRUNKS SPACED A MINIMUM DISTANCE OF THIRTY (30) FEET APART AND A MAXIMUM DISTANCE OF SIXTY (60) FEET APART.

STREETYARD

TREES

1. THE STREETYARD IS TO BE 10' IN WIDTH, LOCATED DIRECTLY BEHIND THE R.O.W.
2. REQUIRED TREES MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER. MEASURED SIX (6) INCHES ABOVE GROUND LEVEL.
3. WHERE TWO (2) OR MORE STREETYARD TREES ARE REQUIRED, ALL TREES SHALL BE PLANTED WITH THE CENTER OF THE MAIN TRUNKS TWENTY (20) TO SEVENTY-FIVE (75) FEET APART.

SHRUBS

1. STREETYARD SHRUBS MUST BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, WITH A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES WITHIN THREE (3) YEARS AFTER INSTALLATION.
2. SHRUBS SHALL BE PLACED NO MORE THAN EIGHTEEN (18) INCHES, EDGE TO EDGE.
3. NO MORE THAN THIRTY (30%) OF STREETYARD SHRUBS SHALL BE DECIDUOUS.
4. THE DECIDUOUS AND BROADLEAF EVERGREEN STREETYARD TREES ALSO CREDIT TOWARDS THE INTERIOR PLANTING AREA REQUIREMENTS, ALL PARKING SPACES ARE TO BE WITHIN 75' OF A STREETYARD TREE.

SEEDING

1. FOLLOW THE SEEDING NOTES LOCATED IN THE EROSION DETAIL SHEETS. ALL DISTURBED AREAS TO BE SEEDED WITH TEMPORARY AND PERMANENT SEEDING.

BUFFERYARD

TREES

1. REQUIRED TREES MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER. MEASURED SIX (6) INCHES ABOVE GROUND LEVEL.
2. ALL PRIMARY EVERGREEN SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT TIME OF INSTALLATION UNLESS COMBINED WITH AN APPROVED EARTHEN BERM, AND SHALL NOT BE LESS THAN TEN (1) FEET IN HEIGHT AT MATURITY.
3. ALL SUPPLEMENTAL EVERREEN SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, AND SHALL ATTAIN A MINIMUMHEIGHT OF THIRTY-SIX (36) INCHES THREE (3) YEARS AFTER INSTALLATION.

TREE SAVE AREA SUMMARY CALCULATIONS

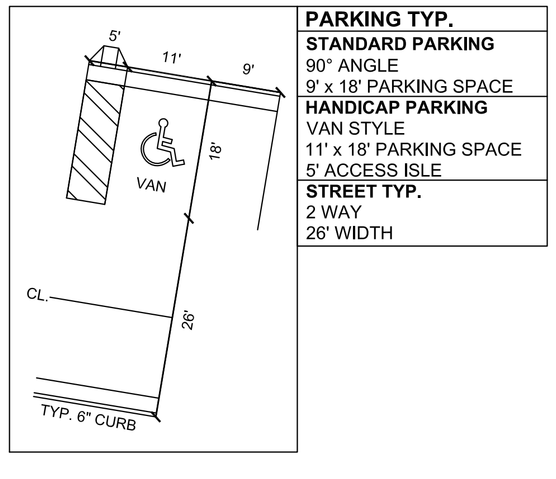
NEW DEVELOPMENT:		**ADDITIONS TO EXISTING DEVELOPMENT:**	
TOTAL SITE SIZE (SQ.FT.):	232,610.00	*TOTAL LIMITS OF LAND DISTURBANCE* (SQ.FT.):	0
		MINIMUM TREE SAVE AREA REQUIRED:	10%
SQ.FT. OF PROPOSED R.O.W.:	0	*TOTAL SITE SIZE* OR *TOTAL LIMITS OF LAND DISTURBANCE:*	232610
(+) SQ.FT. OF EXISTING UTILITY EASEMENTS:	0	(+) EXCLUDED AREA:	0
(+) SQ.FT. OF EXISTING WATER BODIES AND BMP PONDS:	0	(x) MINIMUM TSA:	0.10
TOTAL SITE AREA EXCLUDED FROM TSA:	0	**TOTAL REQUIRED TREE SAVE AREA (SQ.FT.):**	23261

INDIVIDUAL TREES METHOD USED:	NO	**TREE STAND METHOD USED:**	NO	**NEW TREES USED FOR TSA CREDIT:**		YES
NUMBER OF TREES (6"-9")		LIST THE AREA (SQ.FT.) OF EACH TREE SAVED:		NUMBER OF TREES PLANTED (LARGE VARIETY):		
DBH: 0 x 500SF =	0		0	INTERIOR	12 x 750SF =	9000
NUMBER OF TREES (9.01"-12")			0	BUFFERYARD 1#	6 x 750SF =	4500
DBH: 0 x 750SF =	0		0	BUFFERYARD 2#	4 x 750SF =	3000
NUMBER OF TREES (12.01"-24")			0	BUFFERYARD 3#	1 x 750SF =	750
DBH: 0 x 1800SF =	0	DESCRIBE EACH TREE STAND:		BUFFERYARD 4#	6 x 750SF =	4500
NUMBER OF TREES (24.01"-36")				BUFFERYARD 5#	3 x 750SF =	2250
DBH: 0 x 3000SF =	0					
NUMBER OF TREES (36.01"+)						
DBH: 0 x 4000SF =	0					
TOTAL SQ.FT OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA:	0	TOTAL SQ.FT. OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:	0	TOTAL SQ.FT. OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:		24000
TOTAL REQUIRED TSA (SQ.FT.):	23261	**TOTAL TSA PROVIDED (SQ.FT.):**				**24000**

1. 3/4" DOMESTIC WATER CONNECTION WITH 3/4" METER AND 3/4" DOUBLE CHECK ASSEMBLY TO CITY OF WINSTON-SALEM STANDARDS WHICH SHALL INCLUDE POSITIVE DRAINAGE TO ATMOSPHERE OR CATCH BASIN. IF POSITIVE DRAINAGE CANNOT BE OBTAINED, THEN AN APROVED ABOVE GROUND INSTALLATION WILL BE REQURIED. SEE CITY STANDARDS CC-3, CC-4, CC-5, AND CC-7.
2. 4" SANITARY SEWER CONNECTION PER CITY STANDARD C-21

LEGEND

	PROPERTY LINE	TRANS	POWER TRANSFORMER
	BUILDING FOOTPRINT	HYD	HYDRANT
	RIGHT OF WAY LINE	TB	TRAFFIC SIGN BOX
	LINE FROM DEED OR PLAT	TV	CABLE TV PED.
	CHAIN LINK FENCE	TELE	TELEPHONE PED.
	POST AND WIRE FENCE	WM	WATER METER
1096	CONTOUR LINE – 1 FT.	WV	WATER VALVE OR BOX
OHP	OVERHEAD POWER LINES	CO	SEWER CLEAN-OUT
W	WATER MAIN	MH	SEWER MANHOLE
SS	SANITARY SEWER MAIN	SMH	STORM DRAIN MANHOLE
SSF	SANITARY SEWER FORCE MAIN	YI	YARD INLET
	STORM DRAIN PIPE	CB	CATCH BASIN
G	GAS MAIN	AC	AIR CONDITION UNIT
C & G	CURB & GUTTER		
N/F	NOW OR FORMERLY	GUY	UTILITY POLE GUY WIRE
NIP	NEW IRON PLACED		RETAINING WALL
EIP	EXIST. IRON FOUND		NCDOT CONTROLLED ACCESS R/W
NPS	NO POINT SET	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE		



PARKING TYP.
STANDARD PARKING
90° ANGLE
9' x 18' PARKING SPACE
HANDICAP PARKING
VAN STYLE
11' x 18' PARKING SPACE
5' ACCESS ISLE
STREET TYP.
2 WAY
26' WIDTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SITE DATA

PROPERTY OWNER: JAMAIS ARRIERE LLC
PO BOX 2020
KING, NC 27021
PORTION OF PIN: 6829-22-2057
DB: 3344, PG: 3940
LOT 028B BLOCK 2029

SITE LOCATION: 6146 UNIVERSITY PKWY.,
WINSTON-SALEM, NC 27105
JURISDICTION: WINSTON-SALEM
COUNTY: FORSYTH

REQUESTED USE:
RESIDENTIAL BUILDING, MULTIFAMILY;
RESIDENTIAL BUILDING, DUPLEX;
RESIDENTIAL BUILDING, TWIN HOME;
RESIDENTIAL BUILDING, TOWNHOUSE PER REVISED APPLICATION

TOTAL SITE: 5.340 ACRES = 232,610 S.F.
TOTAL IMPERVIOUS: 2.257 ACRES = 98,323 S.F.
TOTAL OPEN SPACE: 3.083 ACRES = 134,287 S.F.
TOTAL IMPERVIOUS: 42.266%
TOTAL OPEN SPACE: 57.734%

PARTIAL PIN DEVELOPMENT (5.340 ACRES)
DEVELOPED AREA: 4.796 ACRES = 208,914 S.F.
UNDEVELOPED AREA: 0.544 ACRES = 23,852 S.F.

ASPHALT: 1.243 ACRES = 54,143 S.F.
SIDEWALKS: 0.220 ACRES = 9,567 S.F.
BLDGs: 0.523 ACRES = 22,800 S.F.
STAIRS * BALCON.: 0.105 ACRES = 4,574 S.F.

TOTAL IMPERVIOUS: 2.257 ACRES = 98,323 S.F.
TOTAL OPEN SPACE: 3.083 ACRES = 134,287 S.F.

OFF-STREET PARKING

REQUIRED VEHICLE PARKING:
1.75 SPACE PER 2 BDRM UNIT
38 UNITS * 1.75 = 66.5 SPACES
PROVIDED VEHICLE PARKING:
82 STANDARD SPACES
4 HANDICAP (VAN) SPACE + ACCESS AISLE
86 TOTAL SPACES
REQUIRED BICYCLE PARKING:
0.125 SPACE PER UNIT
38 UNITS * 0.125 = 4.75 SPACES
OR
2 SPACE MINIMUM PER BUILDING
5 BUILDINGS * 2 = 10
PROVIDED BICYCLE PARKING
10 TOTAL SPACES

INFRASTRUCTURE

WATER: PUBLIC _x_ PRIVATE ____
SEWER: PUBLIC _x_ PRIVATE _x_
STREETS: PUBLIC ____ PRIVATE _x_

BUFFERYARD

EXISTING ZONING: RS9, LB
PROPOSED ZONING: RM8-S
ADJOINING ZONING: RS9, RM12-S, RM18
TYPE REQUIRED: SEE PLANS
WIDTH PROVIDED: SEE PLANS

LAND DATA

SOILS:
PACOLET PcF2 (CLAY LOAM) 26.7%
POPLAR FOREST (FINE SAND LOAM) 5.5%
TOMLIN (LOAM) 43.3%
TOMLIN (CLAY LOAM) 26.0%

WATERSHED CLASS:
NOT IN A PROTECTED WATERSHED

WATER COURSE:
UNNAMED BRANCH - LEADS TO EXISTING POND IMMEDIATELY SOUTH OF THIS SITE ON ADJOINING PROPERTY

*TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY MAPS, NRCS-WSS, AND SOME FIELD SURVEYS BY GUPTON'S ROYAL DESIGN GROUP

UNIT DATA

MULTI-FAMILY APARTMENTS:
38 TWO-BEDROOM UNITS
30' x 40' SIZE UNITS
BUILDING:
TWO-STORY
27' TOTAL HEIGHT
DENSITY
38 UNITS / 4.956 ACRES = 7.667

PARTIAL PIN COMMON AREA
TOTAL OPEN SPACE: 3.083 ACRES = 134,287 S.F.
TOTAL RECREATION: 0.204 ACRES = 8,900 S.F.

MSVA CALCULATIONS:
REQUIRED:1 LARGE TREE PER 5,000 S.F. OF MSVA
ASPHALT ON SITE: 54,143 S.F.
54,143 S.F. / 5,000 S.F. = 10.829 LARGE TREES
PROVIDED: 12 LARGE TREES
TREES 12 x 5,000 S.F. = 60,000 S.F.

Gupton's Royal Design Group
CIVIL ENGINEERING • SITE PLANNING
STORMWATER DESIGN
LANDSCAPE DESIGN • LAND SURVEYING
PO BOX 1070
KING, NC 27021
OFFICE 336-985-6519
E-MAIL guptonpa@GuptonCo.com
CORPORATE LICENSE NO: C-0423

SHREWSBURY APARTMENTS

SITE LOCATION
UNIVERSITY PARKWAY
WINSTON-SALEM, NC

OWNER–DEVELOPER
JAMAIS ARRIERE, LLC
PO BOX 2020
KING, NC 27021
336.397.3686
brandon@geconstructionllc.com

SCALE:
1" = 50'

REVISIONS:
06/12/20 PRELIMINARY
06/19/20 SKETCH
07/01/20 ZONING
07/10/20 BOUNDARY
07/23/20 ZONING

SURVEYED BY: –
DRAWN BY: MDE
DESIGNED BY: HBG
APPROVED BY: HBG

NORTH CAROLINA PROFESSIONAL SEAL 5360 ENGINEER HARRIS B. GUPTON

SHEET TITLE:
PRELIMINARY R.

REZONING
& SITE PLAN
APPROVAL

DATE: 04/20/2020
PROJECT NO: 12836–20D