

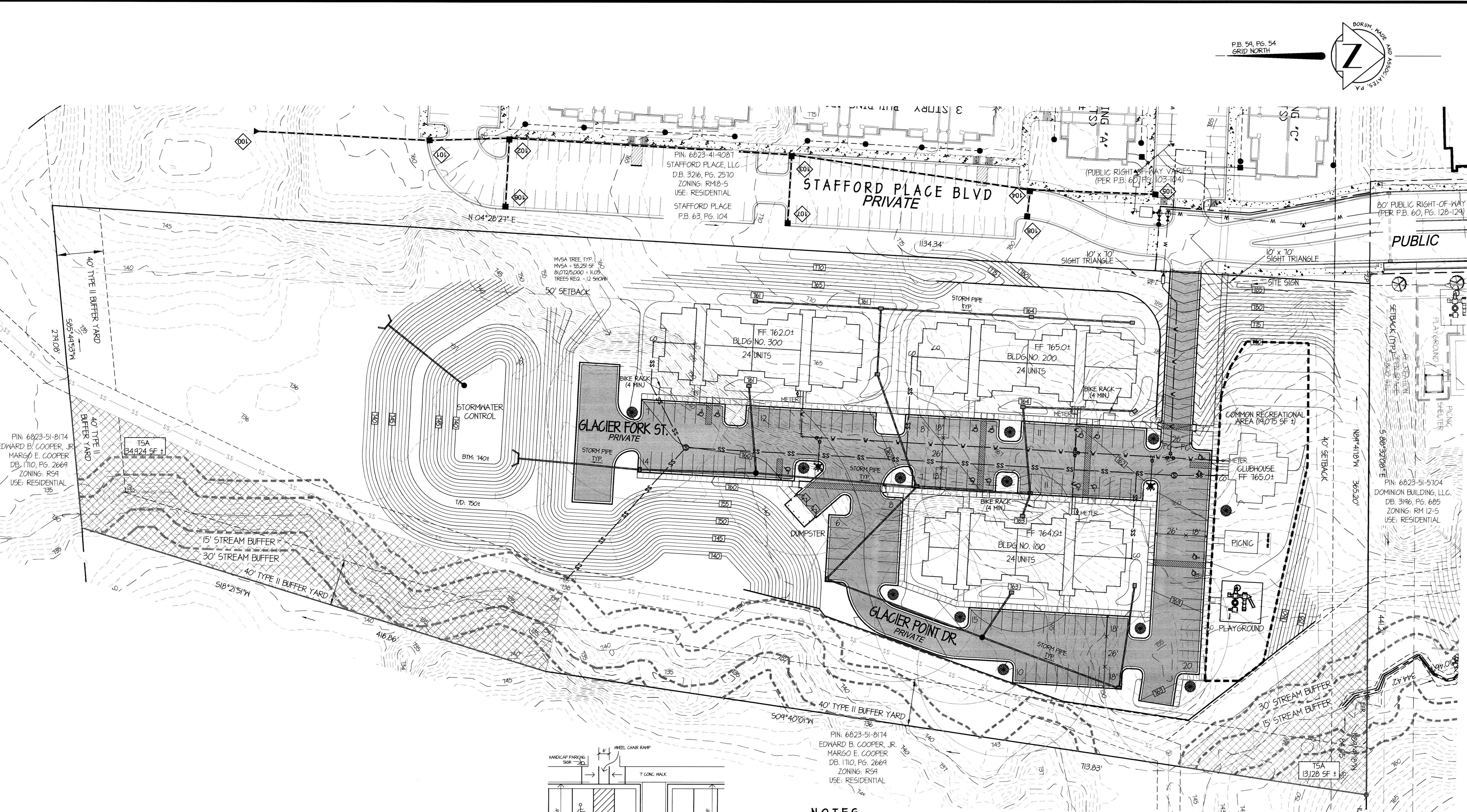
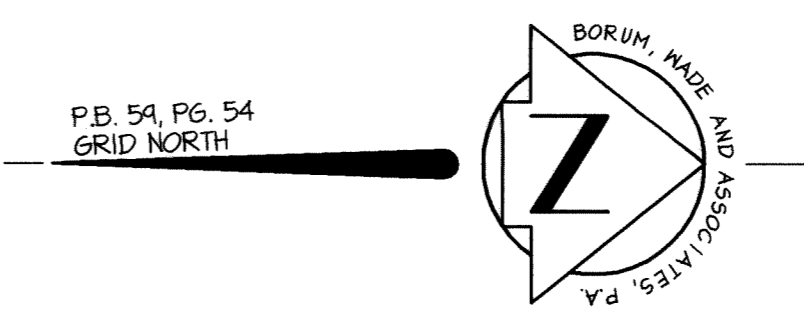
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT:  
**BRIGHTON POINTE  
APARTMENTS**  
STAFFORD PLACE BOULEVARD  
WINSTON-SALEM, NORTH CAROLINA  
WINSTON TOWNSHIP, FORSYTH COUNTY

OWNER/DEVELOPER:  
**WYNFIELD PROPERTIES, INC.**  
5614 RIVERDALE DRIVE  
JAMESTOWN, NC 27282  
(336) 454-6134  
CONTACT: DAVIS RAY  
davisray@wynfieldproperties.com

DRAWN BY: SCS/TEM  
DATE: FEBRUARY 24, 2020  
REVISIONS:  
SKETCH COMMENTS - FEBRUARY 28, 2020  
SKETCH COMMENTS - MARCH 20, 2020  
TEXT REVISION - APRIL 8, 2020

SHEET TITLE:  
**REZONING  
PLAN**  
FILE NO: F:WYNFIELDROLLINGHAMEXIBUILDING  
DRAWING SCALE: 1" = 40'  
PLAN SHEET NO:  
**Z-1**



**SITE DATA**

FEED:	682253010000
PIN NUMBER:	6823-51-3010
PROPERTY DESCRIPTION:	LOOSEB BL3864
TOTAL AREA:	4.107 ACS. (9 PER DEED)
PLAT REFERENCE:	P.B. 14, PG. 65
CURRENT ZONING:	RS-4
PROPOSED ZONING:	RM-12-5
WATERSHED:	NOT IN DESIGNATED WATER SUPPLY WATERSHED

**ZONING**

AREA TO BE REZONED:	4.107 ACS. (4)
EXISTING ZONING:	RS-4
PROPOSED ZONING:	RM-12-5
TYPE OF REVIEW REQUESTED:	REZONING
PROPOSED USE:	RESIDENTIAL BLDG. MULTI-FAMILY RESIDENTIAL BLDG. SINGLE FAMILY RESIDENTIAL BLDG. DUPLEX RESIDENTIAL BLDG. TOWNHOUSE RESIDENTIAL BLDG. TWIN HOME PLANNED RESIDENTIAL DEVELOPMENT

**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 RS-4 TO RM-12-5 AND TO OBTAIN PRELIMINARY APPROVAL FOR AN APARTMENT SITE PLAN COMPRISED OF 12 MULTI-FAMILY UNITS.

**COMMON RECREATION AREA CALCULATION**

NUMBER OF UNITS:	12
AREA REQUIRED:	100 SF. X 12 UNITS = 1,200 SF. (0.11 AC.)
AREA PROVIDED:	1,470 SF. (0.14 AC.)

**BUILDING DATA**

1-BEDROOM UNITS:	12
2-BEDROOM UNITS:	36
3-BEDROOM UNITS:	24
TOTAL UNITS:	72

**DENSITY CALCULATION**

NUMBER OF UNITS:	72 UNITS
AREA:	4.107 ACRES (4)
DENSITY:	1742 UNITS/ACRES (4)

**OFF STREET PARKING**

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PARKING CALCULATION:	
12 1-BEDROOM UNITS:	12 X 15 SPACES = 18 SPACES
36 2-BEDROOM UNITS:	36 X 1.75 SPACES = 63 SPACES
24 3-BEDROOM UNITS:	24 X 2 SPACES = 48 SPACES
TOTAL REQUIRED:	129 SPACES
TOTAL PROVIDED:	124 SPACES

**SOLID WASTE**

HANDICAP SPACES REQUIRED:	124 SPACES/25 = 6 SPACES
HANDICAP SPACES PROVIDED:	12 UNITS X 0.125 SPACES = 1.5 SPACES
BICYCLE SPACES REQUIRED:	72 UNITS X 0.125 SPACES = 9 SPACES
BICYCLE SPACES PROVIDED:	12 SPACES

**TREE ORDINANCE CALCULATION**

TOTAL SITE AREA:	1.81 ACRES
REQUIRED TREE SAVE AREA:	110 ACRES
TREE SAVE AREA PROVIDED:	110 ACRES
SEE TREE SAVE CALCULATION THIS SHEET	

**SITE SIZE & COVERAGES**

TOTAL ACREAGE:	4.1071 ACRES (PARCEL TO BE RE-ZONED)
TOTAL BUA:	2.36 ACRES (24% SITE AREA)

**SITE COVERAGES:**

BUILDING TO LAND:	7%
PAVEMENT TO LAND:	17%
OPEN SPACE TO LAND:	16%
TOTAL:	100%
BUILDING SQUARE FOOTAGE:	28,455 SF (APARTMENT BUILDINGS)
BUILDING HEIGHT:	3 STORIES (APARTMENT BUILDINGS)

UNIT MIX	BUILDING DATA
1 BEDROOM UNITS = 12	3 STORIES APARTMENT BUILDINGS
2 BEDROOM UNITS = 36	12 - 1 BEDROOM UNITS
3 BEDROOM UNITS = 24	36 - 2 BEDROOM UNITS
TOTAL UNITS = 72	24 - 3 BEDROOM UNITS WITH COMMUNITY SPACE

**NOTES:**

- AREA DETERMINED BY D.M.D. METHOD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
- LINE SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
- THIS EXHIBIT 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.
- BOUNDARY INFORMATION TAKEN DEEDS, PLATS & MAPS BY OTHERS, 615 TORONTO, P.A. AT THIS TIME.
- 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 #310060100J DATE 01/02/04.
- 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.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EASEMENTS, AND EXISTING DRAWINGS. SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

**SITE NOTES:**

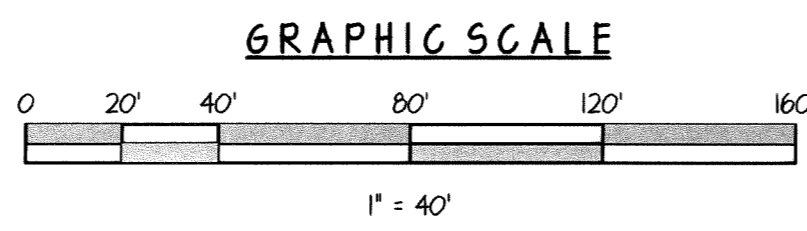
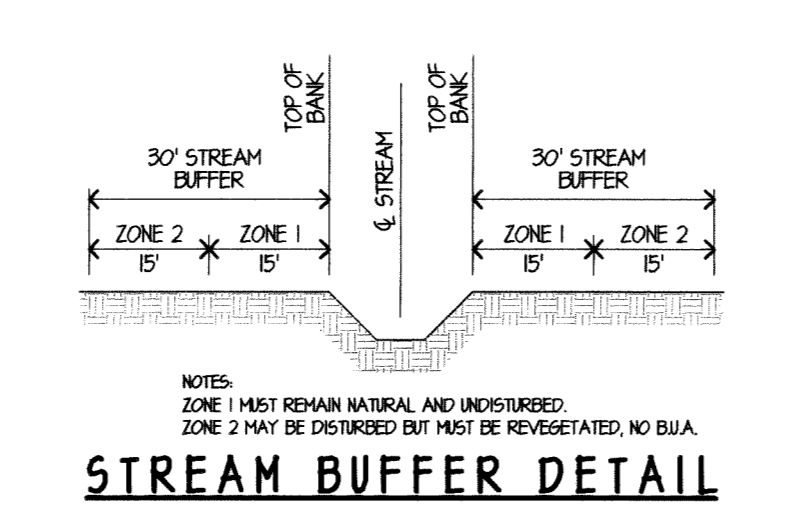
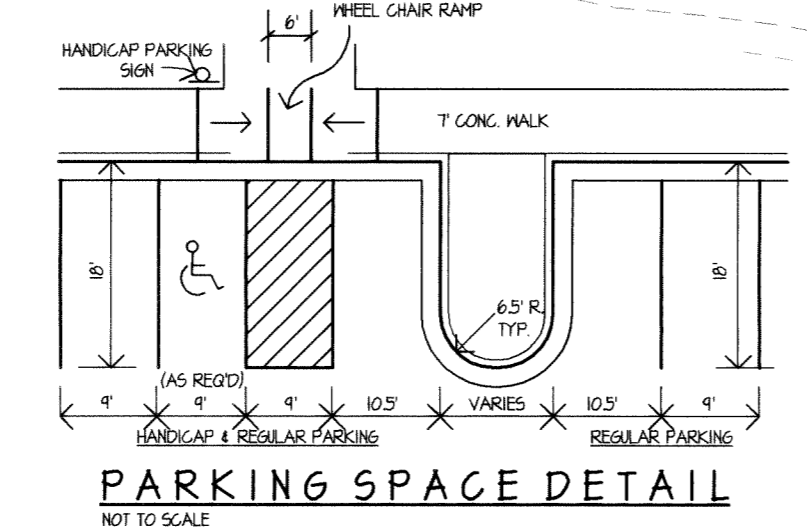
- STORM SEWER SHOWN IS SCHEMATIC. STORM SEWER DESIGN AND SIZING TO BE TO CITY OF WINSTON-SALEM STANDARDS ON CONSTRUCTION DRAWINGS.
- DWP T.B.D.
- APARTMENT BUILDINGS TO BE SPRINKLED. FIRE LINE FOR SPRINKLERS TO BE SIZED WITH BUILDING PLANS. LOCATION OF DOUBLE CHECK VALVES TO BE IN BUILDINGS.
- ALL CONSTRUCTION TO BE TO CITY OF WINSTON-SALEM AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL INTERSECTION RADI TO BE 30' UNLESS NOTED OTHERWISE.
- AN ENVIRONMENTAL GRADING AND EROSION CONTROL PERMIT WILL BE REQUIRED FOR THIS PROJECT.
- A STORMWATER MANAGEMENT PLAN AND STORMWATER STUDY WILL BE REQUIRED FOR THIS PROJECT.
- DESIGNER TO CERTIFY THAT ALL DOWNSLOPE DRIVEWAY PIPES WILL BE ADEQUATE TO PASS STORM DRAINAGE FROM BMP.
- CITY AND NCDOT DRIVEWAY PERMITS REQUIRED.
- CITY ENGINEERING DEPT. TO REVIEW/APPROVE ALL ROAD IMPROVEMENT PLANS/DESIGN.

**UTILITY NOTES:**

- PUBLIC WATER AND SEWER IS PROVIDED WITHIN THE SITE, HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
- WATER LINES TO HAVE 40" MIN. COVER.
- WATER SERVICE TO APARTMENT BUILDING TO BE 2" WITH 1/2" METER AND BELOW GROUND RPT.
- FIRE LINE TO APARTMENT BUILDING TO BE 4" SDR 13.5 PVC.
- F.D.C. TO BE LOCATED AS SHOWN WITH DOUBLE CHECK VALVES, IN BUILDING.
- ALL SEWER SERVICES TO BE 6".

**EROSION CONTROL NOTE:**

DEVELOPER AGREES TO DESIGN THE TEMPORARY EROSION CONTROL PLAN IN ACCORDANCE WITH THE NC STATE D.E.G. REQUIREMENTS.  
FINAL PLAN TO BE DESIGNED WITH THE CONSTRUCTION DOCUMENT PLANS.



New Development		Additions To Existing Development	
Total Site Size (in Square Feet):	422,837 S.F.	Total Limits Of Land Disturbance (in Square Feet):	
Total Site Area Excluded From TSA: Square Feet Of Proposed R.O.W.s	0	Plus Square Feet Of Existing Utility Easements:	24,428
Existing Water Bodies And Stormwater Ponds	0	Plus Square Feet Of	
Minimum Tree Save Required:	10% X 12% = 12%		
Total Required Tree Save Area (in Square Feet):	Total Site Size Or Total Limits Of Land Disturbance (422,837 S.F.) - Excluded Area (24,428 S.F.) X		
Minimum TSA ( 12 % ) =	47,809 S.F.		
Individual Trees Method Used:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	New Trees Used For TSA Credit:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tree Stand Method Used:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Number Of Large Variety Trees Planted:	x 750sf =
Number Of Trees 6"-9" DBH:	x 750sf =		
Number Of Trees 9.01"-12" DBH:	x 1800sf =		
Number Of Trees 12.01"-24" DBH:	x 3600sf =		
Number Of Trees 24.01"-36" DBH:	x 5400sf =		
Number Of Trees Longer Than 36.01" DBH:	x 4000sf =		
Total Square Footage Of Individual Trees Used To Satisfy Minimum TSA:		Total Square Footage Of New Trees Planted To Satisfy Minimum TSA:	X
Total Required TSA (in Square Feet):	47,809 S.F.		
Total TSA Provided (in Square Feet):	48,091 S.F.		

FINAL LANDSCAPE PLAN AND TREE CONSERVATION PLAN TO MEET CITY ORDINANCE REQUIREMENTS WILL BE DESIGNED/APPROVED WITH CONSTRUCTION DRAWINGS.