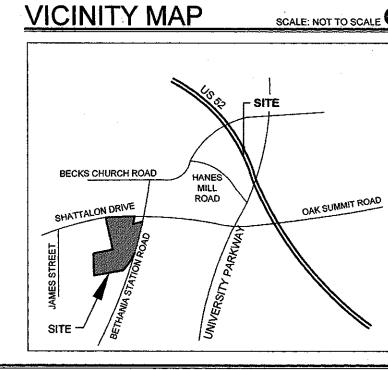


NOTES

Topographic & Boundary Information Topographic, boundary, and portions of base information from CPT Engineering & Surveying, Inc. plans dated January 11, 2016. Additional base information from WSFC GIS digital planimetric data downloaded September 1, 2017.

General notes

- 1. Proposed site layout per conceptual design by Miller
- Valentine Group dated: February 21, 2017. 2. Proposed tree line and limits of grading may shift with final
- 3. Building footprints shown are representational. Final architectural footprint may vary.



CITE DATA

SITE DATA					
Overall Si	te Data				
Jurisdiction			Juris Wins		
Winston-Salem, NC					
Purpose Statement					
To amend the Phase 2 area by re quadraplex units wi		approved	To an		
Zoning		· · · · · · · · · · · · · · · · · · ·	Zonir		
Existing Zoning:	RM-128		Existi		
Proposed Zoning:	RM-12S		Prop		
Proposed Uses Residential: Single Family, Duple and Townhouse	x, Twin Home, Mu	ltifamily,	Prop Resid and T		
Site Acreage per tax records		·	Site /		
Parcel 1 (pin:6818-82-5958.00):	8.48 Acres +/-		Parce		
Parcel 2 (pin:6818-82-2358.00);	16.73 Acres +/-		Parce		
Total Site Acreage:	25.21 Acres +/-	100.00%	Total		
Building Data Max. Building Height:	45'		Build Max.		
Proposed Building Height:	45'	ļ	Propo		
Clubhouse (Phase 1):	1,955 SF +/-		Clubi		
Clubhouse (Phase 2):	1,955 SF +/-	'	Clubi		
Quadraplex Units (Phase 1):	68 Units +/-	,	Quad		
Apartment Units (Phase 2):	40 6-24		Apari		
1 Bedroom Units: 2 Bedroom Units:	18 Units +/- 42 Units +/-		1 Bed 2 Bed		
3 Bedroom Units:	36 Units +/-		3 Be		
Total Apartment Units:	96 Units +/-	I	Total		
Total Units:	164 Units +/-		Total		
Density:	6.51 Units/ Acre		Dens		
Watershed Data	 				
Site is not located within a water:	sunnly watershed :	district	Wate Site i		
Site Coverage	sapply watershear	131101.	Site		
Max. Impervious Area Permitted	75%	,	Max.		
Building to Land:	2.31 Acres +/-	.	Build		
Pavement to Land:	4.25 Acres +/-		Pave		
Open Space: Total:	18.65 Acres +/-	I	Oper Total		
Percent Impervious:	25.21 Acres +/- 26.02% +/-	f	Total Perc		
Common Rec. Area Required:	16,400 SF		Com		
(@ 100 sf / unit)			@ 10		
Common Rec. Area Provided:	23,450 SF +/-		Com		
Infrastructure Water:	Public		infra Wate		
Sewer:	Public		Sewe		
Road:	Private	2,300 ff +/-	Road		
Parking Calculations			Park		
Quadraplex Units (Phase 1):	136 Spaces		Quad		
(@ 2 Sp / Unit)	•		(@ 2		
Apartment Units (Phase 2): 1 Bedroom Units (@1.50 Sp / Unit):	27 Spaces		Apar 1 Be		
2 Bedroom Units (@1.75 Sp / Unit):	•		2 Be		
3 Bedroom Units (@2.00 Sp / Unit):	•		3 Be		
Clubhouse (Phase 1):	11 Spaces		Clubl		
(Office: 445 sf +/- / 100 ; Common Area: 1,510 sf +/- / 200)			(Office Comn		
Clubhouse (Phase 2):	11 Spaces		Clubi		
(Office: 445 sf +/- / 100 ;	i i Opaces	•	(Office		
Common Area: 1,510 sf +/- / 200)	224 0	_	Comn		
Total Parking Required : Total Parking Provided :	331 Spaces 367 Spaces		Total Total		
Total Bike Parking Required:	12 Spaces	T T	Total		
Total Bike Parking Provided:	12 Spaces	i	Total		
Building Setbacks			Build		
Front:	25'	,	Fron		
Rear:	25'		Rear		
Side:	15'		Side		
Street:	20'		Stree		
Bufferyards (Adjacent To Res	ă (Buffe		
15' Type II Bufferyard Minimum Re 20' Type II Bufferyard Provided (P		, ,	15' T 20' T		
Streetvard	or White Aer Ligit	VI-2100)	Stree		
SI: SSIVILU	×		- TERMINE		

Phase 2 Site Data

n-Salem, NC se Statement end the Phase 2 area by replacing previously approved quadraplex units with apartments. RM-12S RM-12S ed Zoning: sed Uses ntial: Single Family, Duplex, Twin Home, Multifamily, reage per tax records 1 (pin:6818-82-5958.00); 2 (pin:6818-82-2358,00); 16.73 Acres +/- 100.00% 16.73 Acres +/- 100.00% hase 2 Acreage: g Data uilding Height: ed Building Height: 45' use (Phase 1): 1,955 SF +/use (Phase 2):

plex Units: nent Units (Phase 2): oom Units: 18 Units +/om Units: 42 Units +/oom Units: 36 Units +/partment Units: 96 Units +/-96 Units +/-5.74 Units/ Acre +/-

hed Data not located within a water supply watershed district. overage npervious Area Permitted

0.99 Acres +/g to Land: nent to Land: 2.07 Acres +/-13.67 Acres +/-16.73 Acres +/t impervious: 18.29 % +/on Rec. Area Required: sf / unit)

on Rec. Area Provided: 9,700 SF +/-Private 983 lf +/-

g Calculations plex Units (Phase 1) ent Units (Phase 2): oom Units (@1.50 Sp / Unit): oom Units (@1.75 Sp / Unit): oom Units (@2.00 Sp / Unit): 72 Spaces use (Phase 1):) sf +/- / 100 ; Area: 0 sf +/- / 200) use (Phase 2): 11 Spaces

145 sf +/- / 100 ; Area: 1,510 sf +/- / 200) arking Required 184 Spaces arking Provided: 209 Spaces +/ike Parking Required 12 Spaces ike Parking Provided 12 Spaces +/ng Setbacks

yards (Adjacent To Residential) pe Il Bufferyard Minimum Required (Per Code) e Il Bufferyard Provided (Per Approved Plan W-2755)

Streetyard 10' Landscape Streetyard and 3' Berm Along Shattalon Drive And Bethania Station Road

TREE SAVE LEGEND (PHASE 2)

Total Square Footage of

Tree Stands Being Saved

otal Required TSA (in square feet) 72,876 SF +/-Total TSA Provided (in square feet) 73,000 SF +/

individual Trees Used to

SIDEWALKS ALONG ITS FRONTAGE AS REQUIRED BY THE CITY.

THE CITY OF WINSTON-SALEM FOR APPROVAL

OTHER REQUIREMENTS

SECTION 3-4.10. WHERE NO CONFLICT OCCURS WITH OVER HEAD UTILITY

A. TREES WITHIN STREETYARDS, BUFFERYARDS, AND MOTOR VEHICLE ARKING AREAS SHALL BE OF A LARGE VARIETY AS DEFINED IN UDO

LINES. PLAN SHALL BE SUBMITTED TO THE INSPECTIONS DIVISION OF

Total Site Size (in square feet)	728,759 SF +/-	Total Limit	ts of Land Disturbance (in Square Feet): 0 SF +/-
Total Site Area Excluded From TSA:			
Square Feet of Proposed R.O.W.s:	0 SF +/-	Square Feet of Existin	ng Water Bodies and Stormwater Ponds: 0 SF +/-
Square Feet of Existing Utility Easements:	0 SF +/-		Total Excluded Area = 0 SF +/-
Minimum Tree Save Area Required:	X 10%	12%	
Total Required Tree Save Area (in squ	uare feet)		
728,759 SF +/	0 SF +/-	x 10 %	72,876 SF +/-
Total Site Size / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area
Individual Trees Method Used:	Tree Stand Me	thod Used:	New Trees Used for TSA Credit:
Yes X No	X Yes	No	Yes X No
Number of Trees 6-9"	i i	f Each Tree Stand Being	Number of Large Variety Trees Planted
DBH: 0 X 500 SF = 0 SF	Saved:		Planted: 0 X 750 SF = 0 SF
Number of Trees 9.01-12"	Area 1:	73,000 SF +/-	.
DBH: 0 X 750 SF = 0 SF		ens and Hardwoods, With e Healthy Hardwood	ן ן יי
Number of Trees 12.01-24"	Species	e nealthy hardwood	·
DBH: 0 X 1800 SF = 0 SF			400
Number of Trees 24.01-36"			
DBH: 0 X 3000 SF = 0 SF			New Canopy Tree
Number of Trees Larger Than 36.01"	5500	Tree Stand Areas	
DBH: 0 X 4000 SF = 0 SF		rice Stand Areas	
Total Square Footage of			Total Square Footage of

Individual Trees Used to

ENCLAVE LAND HOLDINGS LLC 9349 WATERSTONE BLVD CINCINNATI, OH 45249 E: brian.mcgeady@mvg.com P: (513)774-8400 F: (513)683-6165 **OWNERS:** PIN# 6818-82-2358.00 **ENCLAVE LAND HOLDINGS LLC**

F: (513)683-6165

PREPARED BY:

MVAH - ENCLAVE II

9349 WATERSTONE BLVD CINCINNATI, OH 45249 E: brian.mcgeady@mvg.com P: (513)774-8400

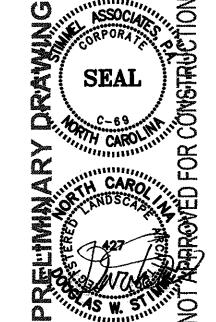
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING 601 N. TRADE STREET, SUITE 200

WINSTON-SALEM, NC 27101

P: 336.723.1067 F: 336.723.1069

E: frontdesk@stimmelpa.com www.stimmelpa.com

SEALS:



PROJECT:

CLIENT:

ENCLAVE LAND HOLDINGS LLC 9349 WATERSTONE BLVD CINCINNATI, OH 45249 E: brian.mcgeady@mvg.com P: (513)774-8400 F: (513)683-6165

GH DRAWN: 09/11/2017 Rev. Submittal 10/04/2017

17-201 JOB. NO: SHEET TITLE

Site Plan Amendment

1"=100'