



Vicinity Map

NOT TO SCALE

New Development		Adds to Existing Development Phase 1 Area	
Total Site Size (in square feet)	Total Limits of Land Disturbance (in Square Feet)	Total Site Size (in square feet)	Total Limits of Land Disturbance (in Square Feet)
194,353	194,353	22,624	22,624
Total Site Area Excluded From TSA		Total Excluded Area	
Square Feet of Proposed R.O.W.s:	22,624	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	22,624
Minimum Tree Save Area Required:	17,173	Minimum TSA	17,173
Total Required Tree Save Area (in square feet)			
194,353	22,624	X	0.10
Total Site Size / or / Limits of Land Disturbance		Minimum TSA	
194,353		17,173	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
0		17,250	

**SITE DATA:**  
 PIN# 8836-50-9795  
 Jurisdiction: Winston-Salem, NC  
 Purpose Statement: The purpose of this request is to amend the previously approved site plan (W-3324)  
 Existing Zoning: RMU-S  
 Proposed Zoning: RMU-S  
 Proposed Uses: Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development  
 Site Acreage: +/- 4.47 Acres  
 Building Data:  
 Max. Building Height: 3 Stories - 45'  
 Total Heated SF: +/- 72,548 SF  
 Units Proposed: 31 - 1 Bedroom, 34 - 2 Bedroom, 14 - 3 Bedroom, 2 - 4 Bedroom, 81 - Total  
 Site Density: 81 DU / 4.47 AC  
 Watershed Data: Site is Not Located Within A Water Supply Watershed District  
 Site Coverage:  
 Maximum Impervious Area Permitted: N/A  
 Building to Land: 1.03 Acres +/- 23.0%  
 Pavement to Land: 1.94 Acres +/- 43.4%  
 Open Space: 1.50 Acres +/- 33.6%  
 Parcel Total: 4.47 Acres +/- 100%  
 Total Impervious: 2.97 Acres +/- 66.4%  
 Common Recreation Area:  
 81 DU x 100 required SF = 8,100 SF  
 Playground/Picnic Area = 3,600 SF  
 Sitting Area = 5,300 SF  
 Total Rec Area Provided = 8,900 SF  
 Infrastructure:  
 Water - Public  
 Sewer - Public  
 Road - Public  
 Parking Calculations:  
 Parking Required: 81 DU x 1 / DU = 81  
 Parking Provided: 132 Spaces  
 Bicycle Spaces Required - 0.125x81DU = 11  
 Bicycle Spaces Provided - 6 @ 2 locations = 12  
 Building Setbacks:  
 Front: 10'  
 Rear: 10'  
 Side: 10'  
 Buffer Yards: N/A  
 Street Yards: 10' Required as Shown  
 Notes: Boundary Information from survey by Allied Associates, PA

**PETITIONS/OWNERS:**  
 PIN #8836-50-9795  
 Housing Authority of City of Winston-Salem  
 Address: 500 West Fourth Street, Suite 300  
 Winston-Salem, NC 27101  
 Phone: 727-8500  
 Email: kcheshire@haws.org  
**CLIENT:**  
 McCormack Baron Salazar, Inc.  
 Address: 3250 NE 1st Avenue, Suite 305  
 Miami, FL 33137  
 Phone: 314-425-8970  
 Email: sandra.seals@mccormackbaron.com

Building Unit Mix and Square Footages				
Building #	# of Stories	Building Type	Total Heated Square Footage	Total Gross Square Footage
Building 1	3	WU-01	18833	24291
Building 2	2	WU-02	12592	16194
Building 3	2	TH-01	5272	5876
Building 4	2	G-05	4462	5650
Building 5	2	G-02	3612	4764
Building 6	2	TH-02	3650	4105
Building 7	2	G-03	4232	5463
Building 8	2	G-05	4462	5650
Building 9	2	TH-01	5272	5876
Building 10	2	G-04	4482	5660
Building 11	2	G-01	4462	5650
Building 12	2	TH-02	3650	4105
<b>Total</b>	<b>81</b>		<b>74981</b>	<b>93284</b>



STATUS: Not For Construction Design Development

**Winston-Salem CNI Phase I**  
 Highland Avenue  
 Winston-Salem, NC 27101

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Version	Issue Name	Date

DATE: 2021-07-16  
 PROJECT NUMBER: 20 0190  
 SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET: **AS101**

2021-07-16 1:20 PM (M:\0836-50-9795-01\0836-50-9795-01\Winst-Salem-CNI Phase I)

Architectural Site Plan  
 SCALE: 1" = 30'