

SITE PLAN LEGEND

REVIEW INFORMATION:
PROPERTY OWNER:
 (ALL PROPERTIES IN REZONING REQUEST)
 OWNER: THREE PROPERTIES, LLC
 P.O. BOX 20965
 WINSTON-SALEM, NC 27120
 PHONE: OFF. (336) 723-4545

TYPE OF REVIEW: SPECIAL USE REZONING
JURISDICTION: WINSTON-SALEM, NC
PURPOSE STATEMENT:
 THE PURPOSE OF THIS REQUEST IS TO OBTAIN A REZONING FROM RSQ & RM-18 TO RMU-S
INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PUBLIC
 STREETS: PUBLIC

BLDG LEGEND & SQUARE FOOTAGE:
 A-1, A-2, A-3:
 4 STORY APARTMENT COMPLEX= 21,316 x 4= 85,264 S.F.
 BLDG. HT.= 50'+/-
 A-4, A-5:
 5 STORY APARTMENT COMPLEX= 11,694 x 5= 58,470 S.F.
 BLDG. HT.= 62'+/-
 SUB-TOTAL APT BLDG: 143,734 S.F.
 4 STORY PARKING DECK= 17,831 x 4= 71,324 S.F.
 BLDG. HT.= 48'+/-
 TOTAL BLDG: 215,058 S.F.

ZONING:
 CURRENT ZONING: RSQ & RM18 (GMA 2)
 PROPOSED ZONING: RMU-S (RESIDENTIAL MULTIFAMILY- UNLIMITED)

PROPOSED USES:
RESIDENTIAL USES:
 RESIDENTIAL BUILDING, DUPLEX;
 RESIDENTIAL BUILDING, TOWNHOUSE;
 RESIDENTIAL BUILDING, TWIN HOME;
 RESIDENTIAL BUILDING, MULTIFAMILY;
 PRD-PLANNED RESIDENTIAL DEVELOPMENT

DENSITY CALCULATIONS:
 # OF UNITS OR LOTS: 144 APARTMENTS
 PROPOSED: 73 UNITS/LOTS PER ACRE

PROPERTY INFORMATION
PIN #'s
 6825-83-1297.00: DB 2094 PG 1721
 6825-83-2297.00: DB 2523 PG 1718
 6825-83-2202.00: DB 2446 PG 3269 & DB 2094 PG 1766
 6825-83-2113.00: DB 2094 PG 1766
 6825-83-2014.00: DB 2094 PG 1736
 6825-82-2919.00: DB 2094-1730
 6825-82-2914.00: DB 2129-1740
 6825-82-2910.00: DB 2147 PG 1426

OFF-STREET PARKING:
 FOUR & FIVE STORY APT. BLDG. W/ PARKING DECK (144 UNITS)
 REQ.= 44 ONE-BDRM x 1.5 SPACES= 66
 100 TWO-BDRM x 1.75 SPACES= 175
 CLUBHOUSE @ 1/225 S.F.= 12
 POOL @ 1/125 = 12
 265 REQ.
 PROPOSED= PARKING DECK 313 SPACES TOTAL
 (265 APT. + 22 EXTRA SPACES & 26 BICYCLE SPACES)

ZONING REQ.:
 MIN. LOT SIZE: AREA= 5,000 S.F.
 WIDTH= 70'
 MIN. SETBACKS: FRONT= 10', REAR= 10', INTERIOR SIDE= 10', STREET= 10'

LANDSCAPING BUFFERS:
 BESIDE ADJACENT ZONING: HB (NOT REQ.)
 RM-18 & RSQ (15')
 STREET YARD BUFFER @ PARKING LOT:

SITE SIZE & COVERAGE:
 1.7368 ACRES REZONED FOR APARTMENTS
 2.358 ACRES FOR NEW STREET RIGHT-OF-WAY
 1.9726 TOTAL ACRES REZONED

EXISTING IMPERVIOUS AREA (PRE-DEVELOPMENT):
 11,417.81 S.F. (0.2621 AC) 18.0% COVERAGE
PROPOSED IMPERVIOUS AREA (MULTI-FAMILY PARCEL):
 BUILDING TO LAND: 50,841 S.F. (1.1671 AC) 67.20% COVERAGE
 PAVEMENT TO LAND: 5,411 S.F. (0.1242 AC) 7.15% COVERAGE
 TOTAL IMPERVIOUS SURFACE COVER: 56,252 S.F. (1.2220 AC) 74.35% COVERAGE

PROPOSED IMPERVIOUS AREA (TOTAL DEVELOPMENT AREA):
 BUILDING TO LAND: 50,841 S.F. (1.1671 AC) 59.17% COVERAGE
 PAVEMENT TO LAND: 14,925 S.F. (0.3428 AC) 17.36% COVERAGE
 TOTAL IMPERVIOUS SURFACE COVER: 65,766 S.F. (1.5097 AC) 76.53% COVERAGE

COMMON RECREATION AREA:
 REQUIRED: 144 UNITS x 50 S.F. PER UNIT = 7,200 S.F.
 PROVIDED: 12,570 S.F. (0.2886 AC.)
 16.61% COVERAGE

SURROUNDING PROPERTY LEGEND

PIN: 6825-83-0817.00 OWNER: THREE PROPERTIES, LLC P.O. BOX 20965 WINSTON-SALEM, NC 27120 BLOCK LOT: 0655 334 DEED BK 2094 PG 1763 ZONING: RSQ (RESIDENTIAL SINGLE-FAMILY QUADRAPLEX)	PIN: 6825-83-0817.00 OWNER: THREE PROPERTIES, LLC P.O. BOX 20965 WINSTON-SALEM, NC 27120 BLOCK LOT: 0655 334 DEED BK 2094 PG 1763 ZONING: RSQ (RESIDENTIAL SINGLE-FAMILY QUADRAPLEX)	PIN: 6825-83-0817.00 OWNER: THREE PROPERTIES, LLC P.O. BOX 20965 WINSTON-SALEM, NC 27120 BLOCK LOT: 0655 334 DEED BK 2094 PG 1763 ZONING: RSQ (RESIDENTIAL SINGLE-FAMILY QUADRAPLEX)	PIN: 6825-83-0817.00 OWNER: THREE PROPERTIES, LLC P.O. BOX 20965 WINSTON-SALEM, NC 27120 BLOCK LOT: 0655 334 DEED BK 2094 PG 1763 ZONING: RSQ (RESIDENTIAL SINGLE-FAMILY QUADRAPLEX)
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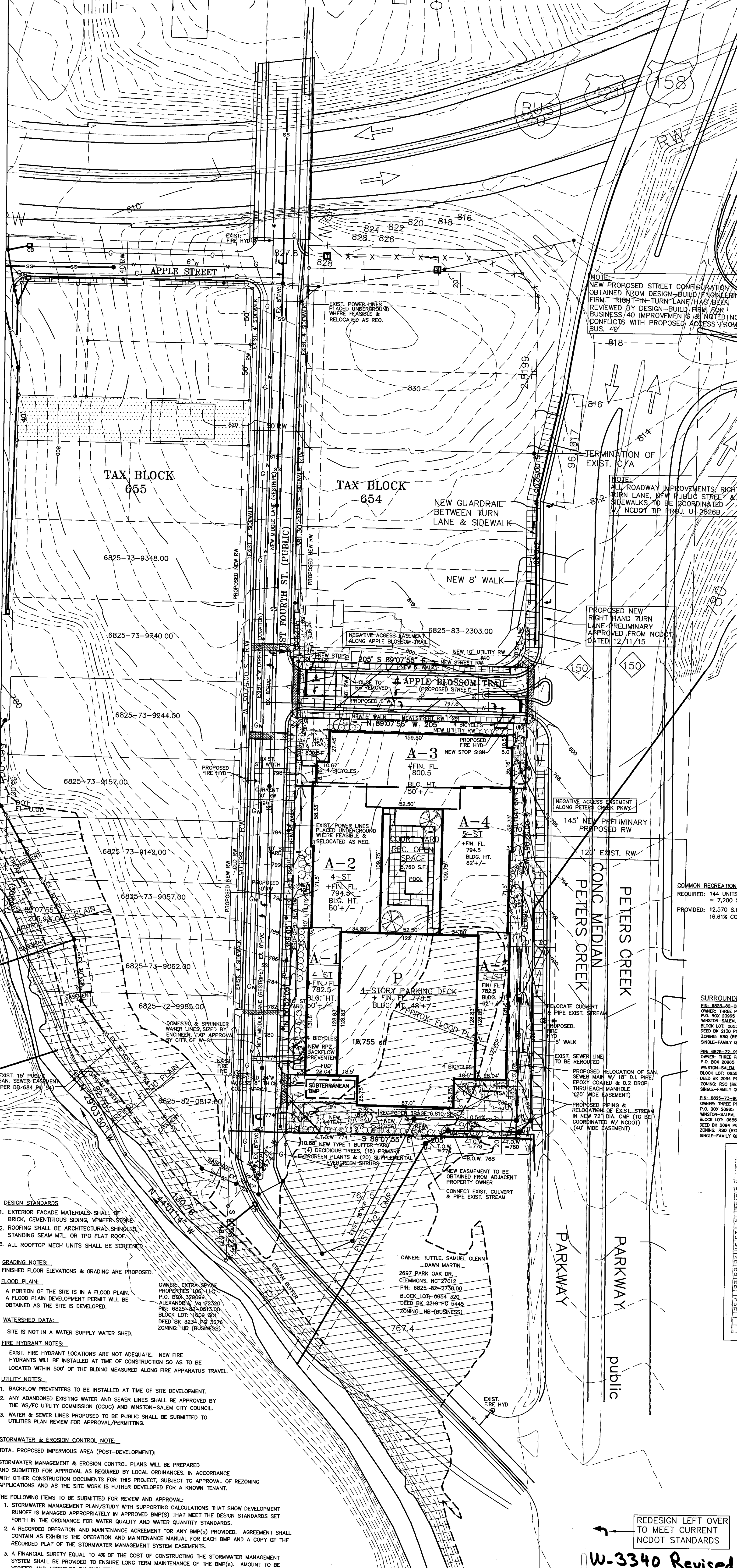
Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development: Total Site Size (in Square Feet): 75,655.61 s.f. Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W. = 5,440 s.f. Existing Water Bodies and Stormwater Ponds: 0 = 13,372 s.f. Minimum Tree Save Area Required: 10% = 12% Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10% = 12%) = 6,228 s.f.	Additional to Existing Development: Total Limits of Land Disturbance (in Square Feet): N/A Square Feet of Existing Utility Parameters: 1,540 11,227 Square Feet of
Individual Trees Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number of Trees 6-9" DBH: X 3000 s.f. Number of Trees 9 ft-12" DBH: X 7500 s.f. Number of Trees 12 ft-24" DBH: X 18000 s.f. Number of Trees 24 ft-36" DBH: X 30000 s.f. Number of Trees Larger Than 36 ft" DBH: X 40000 s.f.	Tree Stand Method Used: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> List the Area of Each Tree Stand Being Saved: Number of Trees per Stand Being Saved: Average Tree Stand Age, Health, Species, etc. NEW MAPLE TREES 8" FT. MIN. W/ 2" CALIPER MEASURED AT 6" ABOVE GROUND.
Total Square Footage of Individual Trees Used to Satisfy Minimum: 175	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 6,228 s.f. Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 6,750 s.f.

ERIC W. MORRISON
 REGISTERED ARCHITECT
 7471
ERIC W. MORRISON ARCHITECTURE
 507 HERITAGE PL. PHONE: (336) 273-9828
 GREENSBORO, NC 27405 FAX: (336) 273-9946
 email: emorr14@bellsouth.net

MAP FOR:
WEST END MARKETPLACE PLAZA
 WINSTON-SALEM, FORSYTH COUNTY, N.C.
 BEING THE PARCELS BETWEEN PETERS CREEK PARKWAY AND WEST FOURTH STREET SOUTH OF BUS. I-40
 SEE LIST OF PARCELS ON LEGEND HEREON
 SCALE: 1" = 40' DATE: 06-27-17

UNITED LIMITED
 ENGINEERING AND LAND SURVEYING, P.A.
 1052 WEST FIRST STREET, SUITE 103
 WINSTON-SALEM, NC 27101 (336) 723-8888
 FAX: 336-723-3512 E-MAIL: UNLIMITED@GMAIL.COM



NOTE:
 NEW PROPOSED STREET CONFIGURATION OBTAINED FROM DESIGN-BUILD ENGINEERING FIRM. RIGHT-IN-TURN LANE/HAS BEEN REVIEWED BY DESIGN-BUILD FIRM FOR BUSINESS 40 IMPROVEMENTS NOT NOTED IN CONFLICTS WITH PROPOSED ACCESS FROM BUS. 49

NOTE:
 ALL ROADWAY IMPROVEMENTS, RIGHT IN-TURN LANE, NEW PUBLIC STREET & SIDEWALKS TO BE COORDINATED W/ NCDOT TIP PROJ. U-2526B

NOTE:
 NEW GUARDRAIL BETWEEN TURN LANE & SIDEWALK

NOTE:
 PROPOSED NEW RIGHT HAND TURN LANE PRELIMINARY APPROVED FROM NCDOT DATED 12/11/15

NOTE:
 NEGATIVE ACCESS EASEMENT ALONG PETERS CREEK PKWY

NOTE:
 PROPOSED RELOCATION OF SAN SEWER MAIN W/ 18" D.I. PIPE EPOXY COATED & 0.2 DROP THRU EACH MANHOLE (20' WIDE EASEMENT)

NOTE:
 PROPOSED PIPING & RELOCATION OF EXIST. STREAM IN NEW 72' DIA. CMP (TO BE COORDINATED W/ NCDOT) (40' WIDE EASEMENT)

DESIGN STANDARDS
 1. EXTERIOR FACADE MATERIALS SHALL BE BRICK, CEMENTITIOUS SIDING, VENEER, STONE
 2. ROOFING SHALL BE ARCHITECTURAL SHINGLES STANDING SEAM MTL. OR TPO FLAT ROOF.
 3. ALL ROOFTOP MECH UNITS SHALL BE SCREENED

GRADING NOTES:
 FINISHED FLOOR ELEVATIONS & GRADING ARE PROPOSED.
 A PORTION OF THE SITE IS IN A FLOOD PLAIN. A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE OBTAINED AS THE SITE IS DEVELOPED.

WATERBAIN DATA:
 SITE IS NOT IN A WATER SUPPLY WATER SHED.

FIRE HYDRANT NOTES:
 EXIST. FIRE HYDRANT LOCATIONS ARE NOT ADEQUATE. NEW FIRE HYDRANTS WILL BE INSTALLED AT TIME OF CONSTRUCTION SO AS TO BE LOCATED WITHIN 500' OF THE BLDG MEASURED ALONG FIRE APPARATUS TRAVEL.

UTILITY NOTES:
 1. BACKFLOW PREVENTERS TO BE INSTALLED AT TIME OF SITE DEVELOPMENT.
 2. ANY ABANDONED EXISTING WATER AND SEWER LINES SHALL BE APPROVED BY THE MS/FC UTILITY COMMISSION (COCU) AND WINSTON-SALEM CITY COUNCIL.
 3. WATER & SEWER LINES PROPOSED TO BE PUBLIC SHALL BE SUBMITTED TO UTILITIES PLAN REVIEW FOR APPROVAL/PERMITTING.

STORMWATER & EROSION CONTROL NOTE:
 TOTAL PROPOSED IMPERVIOUS AREA (POST-DEVELOPMENT):
 STORMWATER MANAGEMENT & EROSION CONTROL PLANS WILL BE PREPARED AND SUBMITTED FOR APPROVAL AS REQUIRED BY LOCAL ORDINANCES, IN ACCORDANCE WITH OTHER CONSTRUCTION DOCUMENTS FOR THIS PROJECT, SUBJECT TO APPROVAL OF REZONING APPLICATIONS AND AS THE SITE WORK IS FUTHER DEVELOPED FOR A KNOWN TENANT.

THE FOLLOWING ITEMS TO BE SUBMITTED FOR REVIEW AND APPROVAL:
 1. STORMWATER MANAGEMENT PLAN/STUDY WITH SUPPORTING CALCULATIONS THAT SHOW DEVELOPMENT RUNOFF IS MANAGED APPROPRIATELY IN APPROVED BMP(S) THAT MEET THE DESIGN STANDARDS SET FORTH IN THE ORDINANCE FOR WATER QUALITY AND WATER QUANTITY STANDARDS.
 2. A RECORDED OPERATION AND MAINTENANCE AGREEMENT FOR ANY BMP(S) PROVIDED. AGREEMENT SHALL CONTAIN AS EXHIBITS THE OPERATION AND MAINTENANCE MANUAL FOR EACH BMP AND A COPY OF THE RECORDED PLAT OF THE STORMWATER MANAGEMENT SYSTEM EASEMENTS.
 3. A FINANCIAL SURETY EQUAL TO 4% OF THE COST OF CONSTRUCTING THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO ENSURE LONG TERM MAINTENANCE OF THE BMP(S). AMOUNT TO BE VERIFIED AND APPROVED BY SUBMITTAL OF A SEALED ENGINEER'S ESTIMATE.

OWNER: EXTRA SPACE PROPERTIES 106, LLC
 P.O. BOX 320099
 ALEXANDRIA, VA 22300
 PIN: 6825-82-0613.00
 BLOCK LOT: 1009 301
 DEED BK 3234 PG 3476
 ZONING: HB (BUSINESS)

OWNER: TUTTLE, SAMUEL GLENN DAWN MARTIN
 2697 PARK OAK DR.
 CLEMMONS, NC 27012
 PIN: 6825-82-2736.00
 BLOCK LOT: 0654 320
 DEED BK 2219 PG 5445
 ZONING: HB (BUSINESS)

REDESIGN LEFT OVER TO MEET CURRENT NCDOT STANDARDS

W-3340 Revised Copy
 REV. PER SITE PLAN REV. 8-01-17