



Legend

- Typical Shade Tree
- Typical Flowering Tree
- Unit Bedroom Type
- Accessible Unit (6 Units Provided)
- Accessible Parking (8 Spaces Provided)
- Bench Location (3 Locations)

Site Data

SITE ACREAGE _____ +/- 5.25 AC
 TOTAL UNITS _____ +/- 60
 1 Bedroom Units _____ +/- 10
 2 Bedroom Units _____ +/- 30
 3 Bedroom Units _____ +/- 20
 CLUBHOUSE _____ +/- 2,000 SF

PARKING SPACES

PROPOSED PARKING _____ +/- 113
 (@1.75 Spaces / D.U.)

Site Amenities

- Indoor or Outdoor Sitting Areas (min. of 3 Locations)
- Multi-Purpose Room (250 sq.ft. min.)
- Playground
- Exercise Room (must include New Equipment)
- Covered Picnic Area (150 sf. min.)
- Residential Computer Center (minimum 2 computers)

Zoning Data	
Current Zoning	RM-18, RM-18S, and RS9
Building Setbacks	
Front	25 ft.
Street Side	20 ft.
Side	15 ft.
Rear	25 ft.
Parking Setback	N/A
Maximum Building Height	60 ft.
Common Recreation Area	100 SF per Unit (6,000 SF)
Required Tree Save	12% of the Site (0.6 AC)



Parks / Player
Architects + Planners

SAGE POINTE APARTMENTS
Winston-Salem, North Carolina

Conceptual Site Plan - Preliminary Application Submittal



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