

**LINKS AND NODES**

LINKS:	3
NODES:	2
LINK/NODE RATIO:	1.5

**Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist**

<b>New Development:</b>		<b>Additions to Existing Development:</b>	
Total Site Size (in Square Feet):	_____	Total Limits of Land Disturbance (in Square Feet):	_____
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds			
Minimum Tree Save Area Required: 10% X 12%			
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X			
Minimum TSA (12.5%) = _____			
<b>Individual Trees Method Used:</b>		<b>New Trees Used For TSA Credit:</b>	
Yes <input type="checkbox"/> No <input type="checkbox"/>	Tree Stand Method Used: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
List the Area of Each Tree Stand Being Saved:		Number of Large Variety Trees Planted: 17 X 750sf = 12750	
Describe Each Tree Stand (Age, Health, Species Mix) Healthy Mix of Pines and Hardwoods			
Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 1134		Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 12750	
Total Required TSA (in Square Feet): 2824			
Total TSA provided (in Square Feet): 2824			

**SITE PLAN LEGEND**

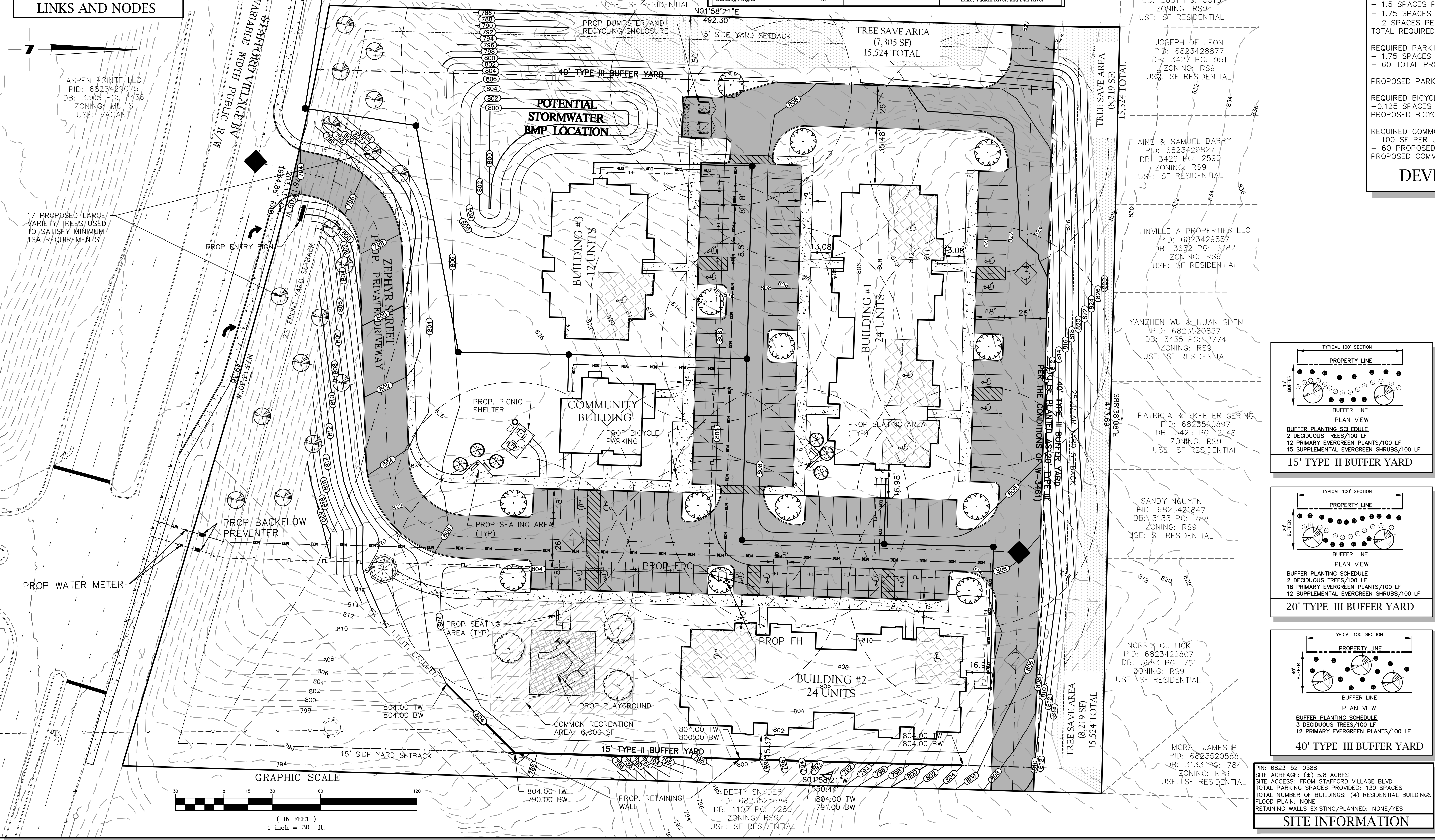
<b>REVIEW INFORMATION</b>	<b>ZONING</b>	<b>OFF-STREET PARKING (if applicable)</b>
Type of Review: Special Use Rezoning, Site Plan Amendment, Special Use Permit (Elected Body Only), Final Development Plan, Preliminary Subdivision, Planning Board Review	Existing Zoning: RM18-S, Proposed Zoning: N/A	Proposed Use(s): 60 Residential Multi Family Units, Required Parking: _____ Spaces / _____ (more than one calculation may be needed), Parking Provided: See Dev Summary/Parking Calc
Jurisdiction: City of Winston-Salem, Forsyth County, Village of Clemmons, Town of Walkertown	Proposed Uses: Residential Multi Family (Apartments), (Use UDO Terminology)	<b>OFF-STREET LOADING (if applicable)</b>
Purpose Statement: The purpose of this review is to obtain preliminary feedback and request for the construction of 60 unit Multi Family Apartments	<b>DENSITY CALCULATIONS</b>	Loading/Unloading Spaces Required: N/A, Loading/Unloading Spaces Provided: _____, Size: _____ ft.
<b>INFRASTRUCTURE</b>	# of Units or Lots: 60, Density: 10.3 Units/Lots per Acre, (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	<b>BUFFERYARDS</b>
Water: _____, Sewer: _____, Streets: _____	<b>PROPERTY INFORMATION</b>	Adjoining Zoning: RS9, Type Required: Type II Buffer Yard, Width Provided: 15' and 40' ft.
<b>SITE SIZE AND COVERAGES</b>	Building Square Footage: 25898 sf, Building Height: _____ ft.	<b>WATERSHED CALCULATIONS</b>
Total Acreage: 5.8 Acres, Site Coverages: Building to Land 10.25%, Pavement to Land 28.79%, Open Space 60.96%	PIN #'s: 6823-52-0588	This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.
Linear feet of public streets: 0 ft.		WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt, WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

**LANDSCAPE SUMMARY**

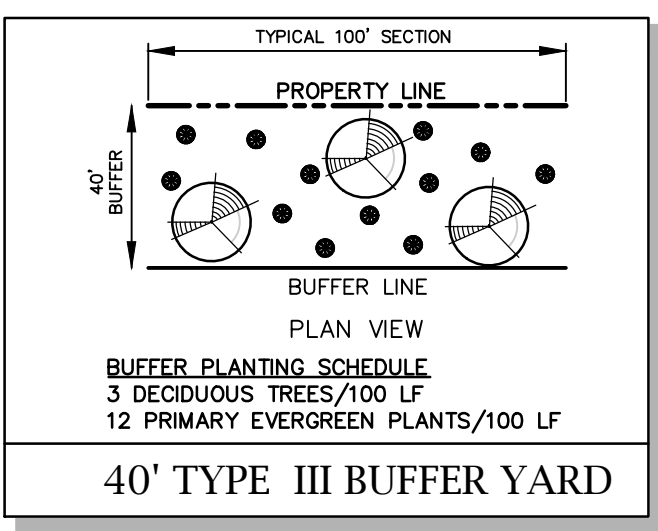
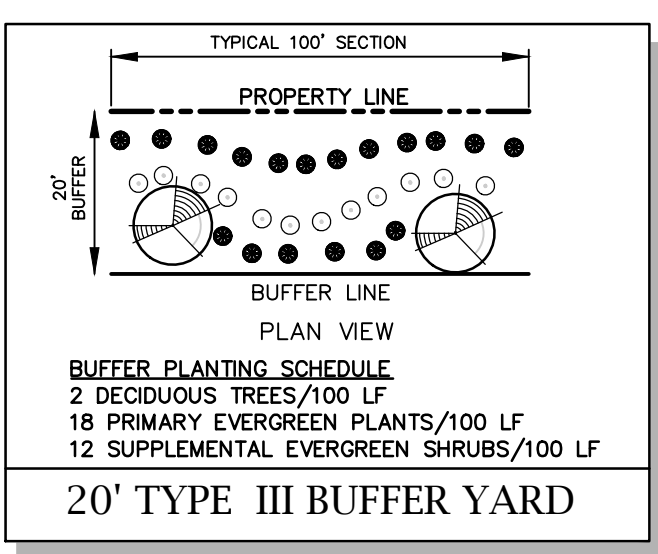
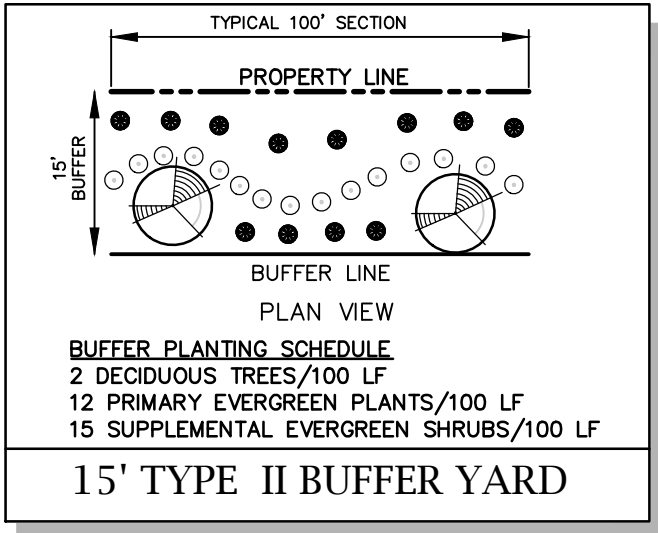
PARKING LOT TREE CALCS:	62,137 SF
TOTAL MVSA PROVIDED:	13
TOTAL REQUIRED TREES:	6,000 SF
- 1 SPACE REQUIRED PER 5,000 MVSA	
- 75' TREE CIRCLES	
REQUIRED COMMON RECREATION AREA:	6,000 SF
- 100 SF PER UNIT	
PROVIDED COMMON RECREATION AREA:	6,000 SF
REQUIRED LARGE VARIETY TREES:	3
- 1 PER 2,500 SF OF COMMON RECREATION AREA	
PROVIDED LARGE VARIETY TREES:	3
IMPERVIOUS CALCULATIONS:	
PROPOSED BUILDING:	25,898 SF
PROPOSED ASPHALT:	62,400 SF
PROPOSED CONCRETE:	11,464 SF
TOTAL PROPOSED IMPERVIOUS:	99,762 SF (39.5%)

**DEVELOPMENT SUMMARY**

PROPERTY OWNER:	CAROLE LONG 1600 WHARTON AVE WINSTON-SALEM, NC 27127
PIN:	6823-52-0588
DEED BOOK & PAGE:	3133/784
TOTAL SITE ACREAGE:	±5.8 AC
JURISDICTION:	WINSTON-SALEM
CURRENT ZONING:	RM18-S
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL MULTI-FAMILY
PROPOSED UNITS:	60 UNITS
MAXIMUM ALLOWED DENSITY:	18 DU/AC
PROPOSED DENSITY:	10.3 DU/AC
MAX BUILDING HEIGHT:	42.5'
FRONT SETBACK:	25'
SIDE SETBACK:	15'
REAR SETBACK:	25'
<b>PARKING CALCULATIONS</b>	
PROPOSED DWELLING UNITS	60
- (12) 1BR UNITS	
- (30) 2BR UNITS	
- (18) 3BR UNITS	
REQUIRED PARKING (WINSTON SALEM UDO)	
- 1.5 SPACES PER 1 BR (18 SPACES REQUIRED)	
- 1.75 SPACES PER 2 BR (53 SPACES REQUIRED)	
- 2 SPACES PER 3 BR (36 SPACE REQUIRED)	
TOTAL REQUIRED PARKING:	107 SPACES
REQUIRED PARKING PER NCHFA	105
- 1.75 SPACES PER DWELLING UNIT	
- 60 TOTAL PROPOSED UNITS	
PROPOSED PARKING SPACES:	107
REQUIRED BICYCLE PARKING:	8
- 0.125 SPACES PER DWELLING UNIT	
PROPOSED BICYCLE PARKING:	8
REQUIRED COMMON RECREATION AREA:	6,000 SF
- 100 SF PER UNIT	
- 60 PROPOSED UNITS	
PROPOSED COMMON RECREATION AREA:	6,000 SF

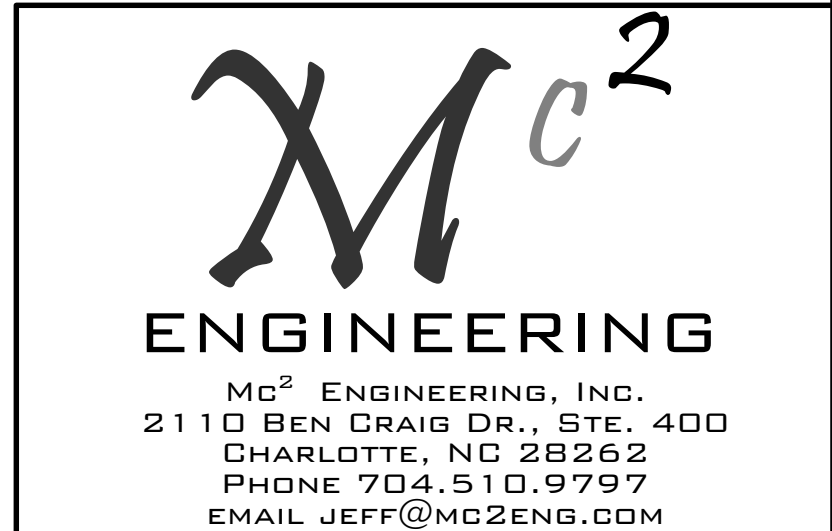


SFR JV HD/PROPERTY LLC PID: 6823428817 DB: 3651 PG: 3313 ZONING: RS9 USE: SF RESIDENTIAL	JOSEPH DE LEON PID: 6823428877 DB: 3427 PG: 951 ZONING: RS9 USE: SF RESIDENTIAL	ELAINE & SAMUEL BARRY PID: 6823429827 DB: 3429 PG: 2590 ZONING: RS9 USE: SF RESIDENTIAL	LINVILLE A PROPERTIES LLC PID: 6823429887 DB: 3632 PG: 3382 ZONING: RS9 USE: SF RESIDENTIAL	YANZHEN WU & HUAN SHEN PID: 6823520837 DB: 3435 PG: 2774 ZONING: RS9 USE: SF RESIDENTIAL	PATRICIA & SKEETER GERIG PID: 6823520897 DB: 3425 PG: 2148 ZONING: RS9 USE: SF RESIDENTIAL	SANDY NGUYEN PID: 6823421847 DB: 3133 PG: 788 ZONING: RS9 USE: SF RESIDENTIAL	NORRIS GULLICK PID: 6823422807 DB: 3983 PG: 751 ZONING: RS9 USE: SF RESIDENTIAL	MORAE JAMES B PID: 6823520588 DB: 3133 PG: 784 ZONING: RS9 USE: SF RESIDENTIAL	BETTY SNYDER PID: 6823525686 DB: 1107 PG: 1280 ZONING: RS9 USE: SF RESIDENTIAL
--	---	---	---	--	--	---	---	--	--



**SITE INFORMATION**

PIN:	6823-52-0588
SITE ACREAGE: (±) 5.8 ACRES	
SITE ADDRESS: FROM STAFFORD VILLAGE BLVD	
TOTAL PARKING SPACES PROVIDED: 130 SPACES	
TOTAL NUMBER OF BUILDINGS: (4) RESIDENTIAL BUILDINGS	
FLOOR PLAN: NONE	
RETAINING WALLS EXISTING/PLANNED: NONE/YES	



PROPOSED DEVELOPMENT:  
**ZACHARY POINTE APTS**  
WHARTON AVENUE  
WINSTON-SALEM, NC

DEVELOPED BY:  
**WALLICK ASSET MANAGEMENT LLC**  
160 W MAIN STREET #200  
NEW ALBANY, OHIO 43054

**SCHEMATIC SITE PLAN**  
**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS

1	2/20/23	CITY COMMENTS
2	2/27/23	CITY COMMENTS
3	3/29/23	CITY COMMENTS
4	3/13/24	VARIOUS COMMENTS

CAD FILE: 23-002 SKETCH.DWG  
PROJECT NO.: 23-002  
DESIGNED BY: JDM  
DATE: JANUARY 13, 2023

**SP1.0**