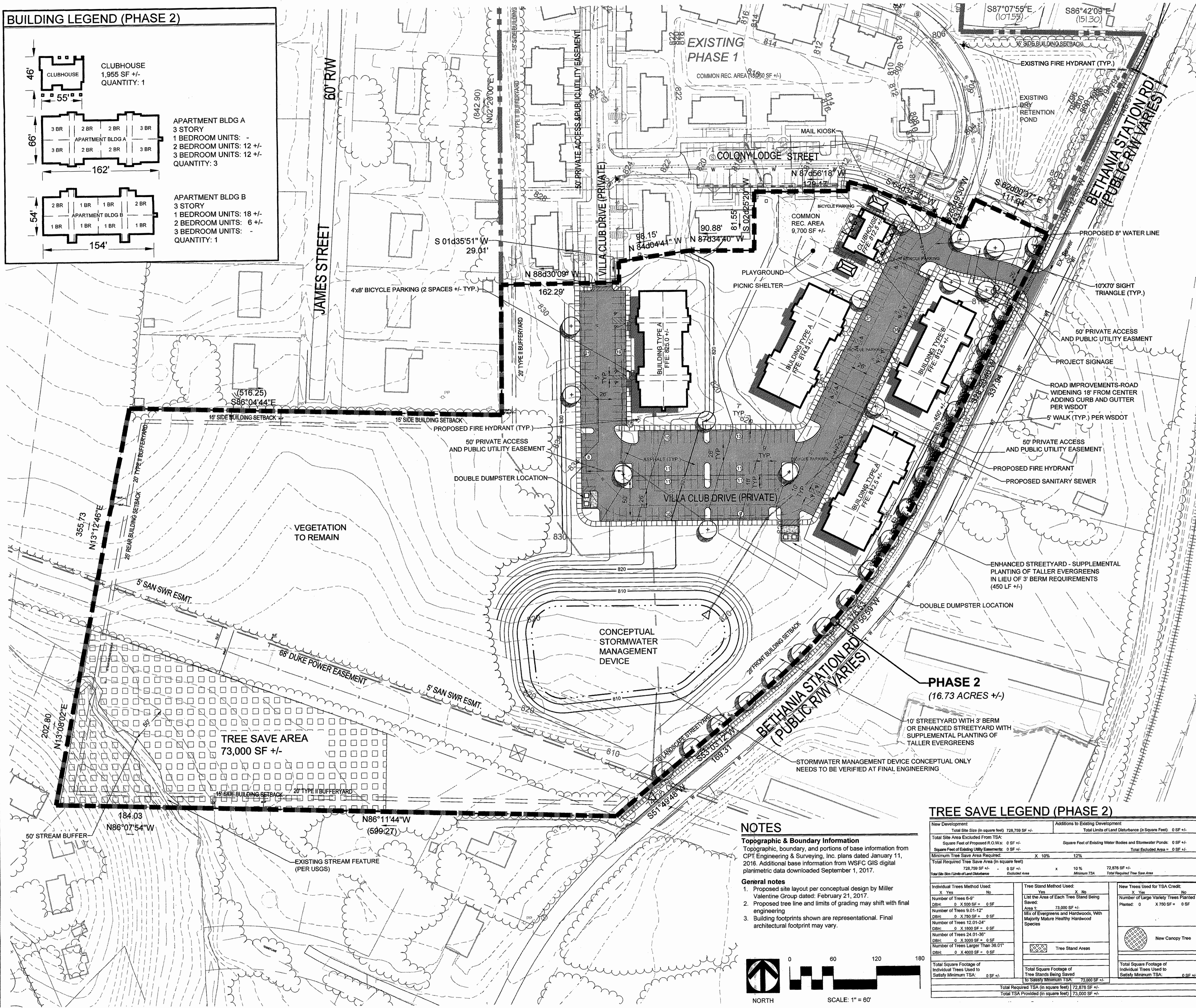
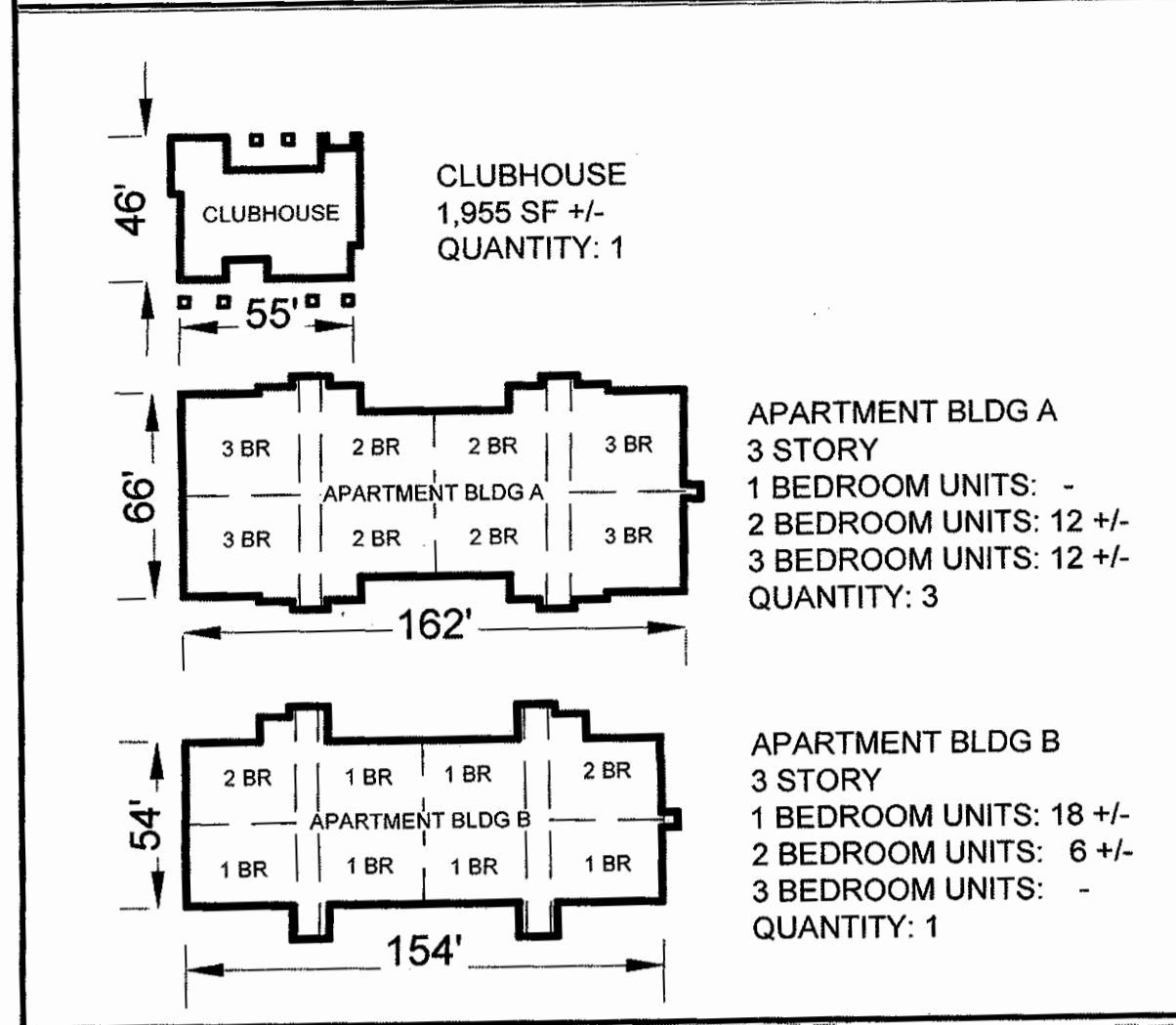
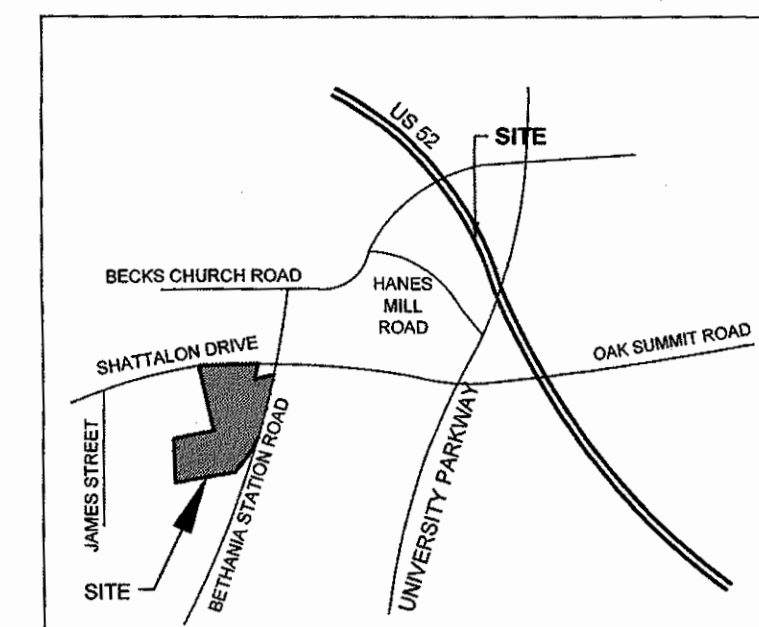


BUILDING LEGEND (PHASE 2)



VICINITY MAP



Phase 2 Site Data

Jurisdiction
Winston-Salem, NC

Purpose Statement
To amend the Phase 2 area by replacing previously approved quadplex units with apartments.

Zoning
Existing Zoning: RM-12S
Proposed Zoning: RM-12S

Proposed Uses
Residential: Single Family, Duplex, Twin Home, Multifamily, and Townhouse

Site Acreage per tax records
Parcel 1 (pin: 6818-82-2358.00): 16.73 Acres +/- 100.00%
Parcel 2 (pin: 6818-82-2358.00): 16.73 Acres +/- 100.00%
Total Phase 2 Acreage: 16.73 Acres +/- 100.00%

Building Data
Max Building Height: 45'
Proposed Building Height: 45'
Clubhouse (Phase 1): 1,955 SF +/-
Clubhouse (Phase 2): 1,955 SF +/-
Apartment Units (Phase 2):
1 Bedroom Units: 18 Units +/-
2 Bedroom Units: 42 Units +/-
3 Bedroom Units: 36 Units +/-
Total Apartment Units: 96 Units +/-
Total Units: 96 Units +/-
Density: 5.74 Units/Acre +/-

Watershed Data
Site is not located within a water supply watershed district.

Site Coverage
Max. Impervious Area Permitted: 75%
Building to Land: 0.99 Acres +/-
Pavement to Land: 2.07 Acres +/-
Open Space: 13.87 Acres +/-
Total: 16.73 Acres +/-
Percent Impervious: 18.29% +/-
Common Rec. Area Required: 9,600 SF
Common Rec. Area Provided: 9,700 SF +/-

Infrastructure
Water: Public
Sewer: Public
Road: Private 983 lf +/-

Parking Calculations
Quadplex Units (Phase 1):
@ 2 Sp / Unit
Apartment Units (Phase 2):
1 Bedroom Units @ 1.50 Sp / Unit: 27 Spaces
2 Bedroom Units @ 1.75 Sp / Unit: 74 Spaces
3 Bedroom Units @ 2.00 Sp / Unit: 72 Spaces
Clubhouse (Phase 1):
Office: 0 sf +/- / 100
Common Area: 0 sf +/- / 200
Clubhouse (Phase 2):
Office: 445 sf +/- / 100
Common Area: 1,510 sf +/- / 200
Total Parking Required: 184 Spaces
Total Parking Provided: 209 Spaces +/-
Total Bike Parking Required: 12 Spaces
Total Bike Parking Provided: 12 Spaces +/-

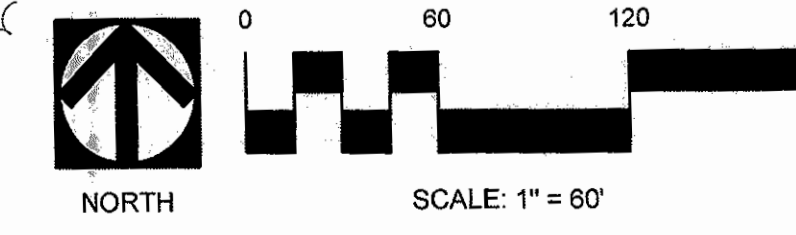
Building Setbacks
Front: 25'
Rear: 25'
Side: 15'
Street: 20'

Bufferyards (Adjacent To Residential)
15' Type II Bufferyard Minimum Required (Per Code)
20' Type II Bufferyard Provided (Per Approved Plan W-2755)

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

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 engineering
3. Building footprints shown are representational. Final architectural footprint may vary.



TREE SAVE LEGEND (PHASE 2)

New Development		Additions to Existing Development	
Total Site Size (in square feet)	728,759 SF +/-	Total Limits of Land Disturbance (in Square Feet):	0 SF +/-
Total Site Area Excluded From TSA:	0 SF +/-	Square Feet of Existing 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 square feet)	72,876 SF +/-		
Total Site Size (Limits of Land Disturbance)	728,759 SF +/-	Excluded Area	0 SF +/-
		Minimum TSA	72,876 SF +/-
		Total Required Tree Save Area	72,876 SF +/-
Individual Trees Method Used:	Yes No	Tree Stand Method Used:	Yes No
Number of Trees 6'-8'	0	List the Area of Each Tree Stand Being Saved:	Area 1: 73,000 SF +/-
DBH: 0 X 500 SF = 0 SF		Mix of Evergreens and Hardwoods, With Majority Mature Healthy Hardwood Species	
Number of Trees 9.01'-12'	0		
DBH: 0 X 750 SF = 0 SF			
Number of Trees 12.01'-24'	0		
DBH: 0 X 1800 SF = 0 SF			
Number of Trees 24.01'-36'	0		
DBH: 0 X 3000 SF = 0 SF			
Number of Trees Larger Than 36.01'	0		
DBH: 0 X 4000 SF = 0 SF			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-	Total Square Footage of Tree Stands Being Saved	73,000 SF +/-
		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-
		Total TSA Provided (in square feet)	72,876 SF +/-
		Total TSA Required (in square feet)	72,876 SF +/-

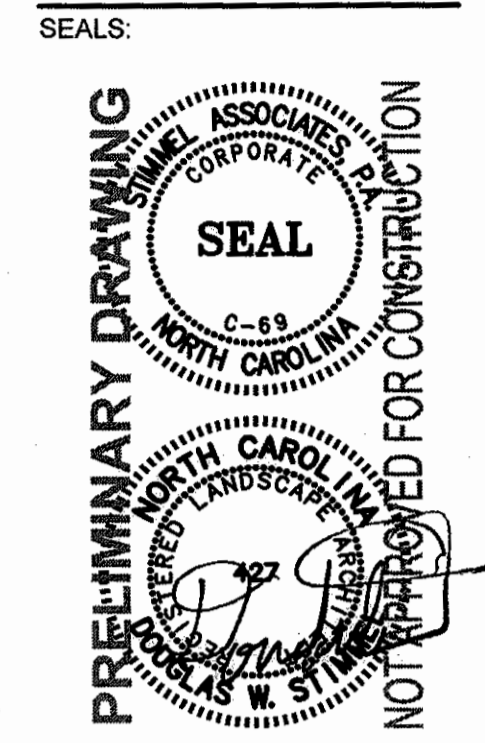
MVAH - ENCLAVE II

PETITIONERS:
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F: (513)683-6165

OWNERS:
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PREPARED BY:
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PROJECT:

MVAH - ENCLAVE II
(PREVIOUS DOCKET W-2755 / #05014)

WINSTON-SALEM, NC

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

JOB NO: 17-201
SHEET TITLE:

Site Plan
Amendment

SCALE: 1"=60'
SHEET NO.:

SPA-2
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