



ADJACENT OWNERS

Lot	PIN#	Deed Bk-Pg	Zoning	Owner	Owner Address	Owner City, State Zip
1	6825-85-8776.000	3474-2612	PB	Grimshaw Properties, LLC	1959 N Peacehaven Rd #182	Winston-Salem, NC 27106
2	6825-85-8803.000	3394-3977	PB	Pine Shore Energy, LLC	P.O. Box 443	Brevard, NC 28712
3	6825-85-9928.000	3178-1753	PB	Man Group, LLC	1010 Salem Cove Court	Clemmons, NC 27012
4	6825-96-2223.000	2497-2255	PB	EBSCO West End, LLC	3520 Piedmont Rd, NE Suite 410	Atlanta, GA 30305
5	6825-95-2948.000	3459-3204	PB	Juventus Investments, LLC	1315 S Main Street	Winston-Salem, NC 27127
6	6825-95-2981.000	2805-3285	PB	Burke Etc L.L.C.	1056 Burke Street	Winston-Salem, NC 27101
7	6825-95-5530.000	71-87	PB-S	On Broad, LLC: Ballpark Apartments, LLC	3605 Glenwood Ave, Suite 445	Raleigh, NC 27612
8	6825-95-4087.000	2731-1249	PB-S	Brookstone Development Partners, LLC	101 N Cherry St, Suite 501	Winston-Salem, NC 27101
9	6825-85-8240.000	3144-0968	PB-S	Brookstown Winston Salem Apartments, LLC	3520 Piedmont Rd, NE Suite 410	Atlanta, GA 30305
10	6825-85-8574.000	3275-0546	PB	Moulos, Fred Chris: Moulos Timothy Chris	317 Morgan St, Apt 406	Raleigh, NC 27601
11	6825-85-8528.000	3275-0552	PB	Moulos, Fred Chris: Moulos Timothy Chris	317 Morgan St, Apt 406	Raleigh, NC 27601
12	6825-85-7672.000	1621-1202	PB	Redden, Charles R: Redden, Nancy Lou	441 Reslyn Rd	Winston Salem, NC 27104

VICINITY MAP



PROPERTY BOUNDARY DATA

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	156.60	129.60	87.74	N 02°18'00" W	118°00'00"
C2	156.60	88.93	87.74	N 27°40'04" W	132°59'11"
C3	156.60	119.94	119.94	N 47°35'07" E	358°47'00"
C4	391.33	84.28	84.12	S 52°02'36" E	122°09'24"
C5	19.58	31.79	28.41	S 11°41'48" E	93°02'00"
C6	450.98	81.78	81.67	S 29°36'52" W	102°24'40"

LEG TABLE:

LINE	BEARING	DISTANCE
L1	N 85°02'43" W	7.48
L2	N 85°02'43" W	150.05
L3	N 01°48'25" W	358.47
L4	N 49°25'37" W	29.55
L5	N 49°25'37" W	62.51
L6	N 59°35'15" W	63.56
L7	N 54°59'19" W	63.03
L8	N 72°58'45" W	14.43
L9	S 45°56'24" E	49.24
L10	S 52°02'36" E	87.74
L11	N 59°41'41" W	6.20

SITE DATA

Jurisdiction: Winston-Salem, NC
Purpose Statement: The purpose of this request is for a Final Development Plan as required by zoning case W-2936.
Zoning: Existing Zoning: PB-S (Two-Phase); Proposed Zoning: PB-S
Site Acreage: Parcel Total: 4.18 Acres +/-; ROW Dedication: 0.18 Acres +/-; Total Site Acreage: 3.98 Acres +/-
Watershed Data: Site is not located within a regulated watershed district.
Site Coverage: Maximum Impervious Area Permitted: N/A; Proposed Impervious Area: 1.82 Acres +/- (43.75%); Building to Land: 1.24 Acres +/- (29.81%); Pavement to Land: 1.10 Acres +/- (26.44%); Open Space: 4.16 Acres +/- (100.00%); Parcel Total: 4.16 Acres +/- (100.00%); Total Proposed: 3.06 Acres +/- (73.56%)
Existing Impervious Area (Removed): Existing Building: 0.39 Acres +/- (9.38%); Existing Pavement: 2.36 Acres +/- (56.73%); Total Existing: 2.75 Acres +/- (66.11%)
Net Impervious Increase: 0.31 Acres +/- (7.45%)
Infrastructure: Water: Private; Sewer: Private; Road: N/A; LF +/-
Building Data: Max. Building Height: 60'; Proposed Apartment Bldg: (4 Stories + 1 Basement Level): 332,658 SF +/-; Proposed Parking Garage: (5 Levels): 136,652 SF +/-
Total Building Size: 469,310 SF +/-
Proposed Building Units: 1 Bedroom Units: 185 Units +/-; 2 Bedroom Units: 71 Units +/-; 3 Bedroom Units: 23 Units +/-; Total Units: 279 Units +/-; Proposed Density: 67.07 Units / Ac +/-
Common Recreation Space (60 SF +/- Unit Required): Common Area Required: 13,950 SF +/-; Common Area Provided: 13,950 SF +/-
Parking Calculations: Vehicular Parking: Residential, Multifamily; Parking Required: 1 Bedroom Units: 278 Spaces; 2 Bedroom Units: 124 Spaces; 3 Bedroom Units: 46 Spaces; Total: 448 Spaces; 30% PB Reduction: 134 Spaces; Total Parking Required: 314 Spaces; Parking Provided: Prop. Garage Spaces: 394 Spaces +/-; Prop. On Street Spaces: 18 Spaces +/-; Total Parking Provided: 412 Spaces +/-
Bicycle Parking: Residential, Multifamily; Bicycle Parking Required: 20 Spaces; Bicycle Parking Provided: 20 Space +/-
Building Setbacks: Front: N/A; Rear: N/A; Side: N/A; Street: N/A; Other: N/A
Bufferyards: Type Required: N/A; Type Provided: N/A
Streetyards: Type Required: N/A; Type Provided: N/A
Proposed Uses: Residential, Multifamily
NOTES: Boundary & Topographic Information: Boundary & Topographic information from Sacks Surveying and Mapping, P.C survey dated 12/08/2021.
General Notes: 1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff. 2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval. 3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff. 4. All ADA & Bicycle parking shall be provided within the parking garage. 5. Proposed signage to be attached to building facade.

SEALS: PRELIMINARY DRAWING, NORTH CAROLINA PROFESSIONAL SEAL, C. 69, NORTH CAROLINA, LIKE A DIGITAL, NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

DPJ - 920 BROOKSTOWN
 WINSTON-SALEM, NC
 (ORIGINAL ZONING CASE W-2936)

- PLANS FOR:**
- PRE-SUBMITTAL
 - SUBMITTAL
 - REVISED SUBMITTAL

CLIENT: PORTER JONES DPJ RESIDENTIAL, LLC
 1539 TIPPAN PARK COURT
 CHARLOTTE, NC 28205
 (980) 226-5381
 pjonas@dpjresidential.com

MARK	DATE	DESCRIPTION
RZ-1	03/12/2022	Revised Submittal Per City Comments
RZ-1	03/08/2022	Submittal
RZ-1	02/28/2022	Preliminary Submittal
RZ-1	12/13/2021	Sketch Plan Review Submittal

PROJECT NO: 21-322
DRAWN BY: WGH
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SHEET TITLE: Final Development Plan

FDP-1

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