

TREE ORDINANCE CALCULATION

TOTAL SITE AREA: 1,881 ACRES
 REQUIRED TREE CANOPY AREA: 2,067 ACRES
 TREE CANOPY PROVIDED: 2,067 ACRES
 SEE TREE SHADE CALCULATION SHEET

VEHICLE SERVICE AREA (VSA) 16,487 SF (765 PLANT NEEDED)
 TRUCK SERVICE AREA (TSA) 16,487 SF (765 PLANT NEEDED)

SITE SIZE & COVERAGES

TOTAL APARTMENT BUILDING AREA TO BE ZONED:	188 ACRES
TOTAL VSA:	632,974 SQ. FT. AREA
TOTAL TSA:	632,974 SQ. FT. AREA

SITE COVERAGES:

BUILDING TO LAND:	13.9%
PAVED TO LAND:	27.0%
OPEN SPACE TO LAND:	64.6%
TOTAL:	100%

BUILDING SQUARE FOOTAGE: 80,975 SF (APARTMENT BUILDINGS)
 BUILDING HEIGHT: 3 STOREYS (APARTMENT BUILDINGS)

UNIT TYPE:	APARTMENT DATA
1 BEDROOM UNITS:	230
2 BEDROOM UNITS:	100
3 BEDROOM UNITS:	100
TOTAL UNITS:	430 (MINIMUM BUILDING)

NOTES:

- AREA DETERMINED BY CONTOUR METHOD.
- ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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SITE NOTES:

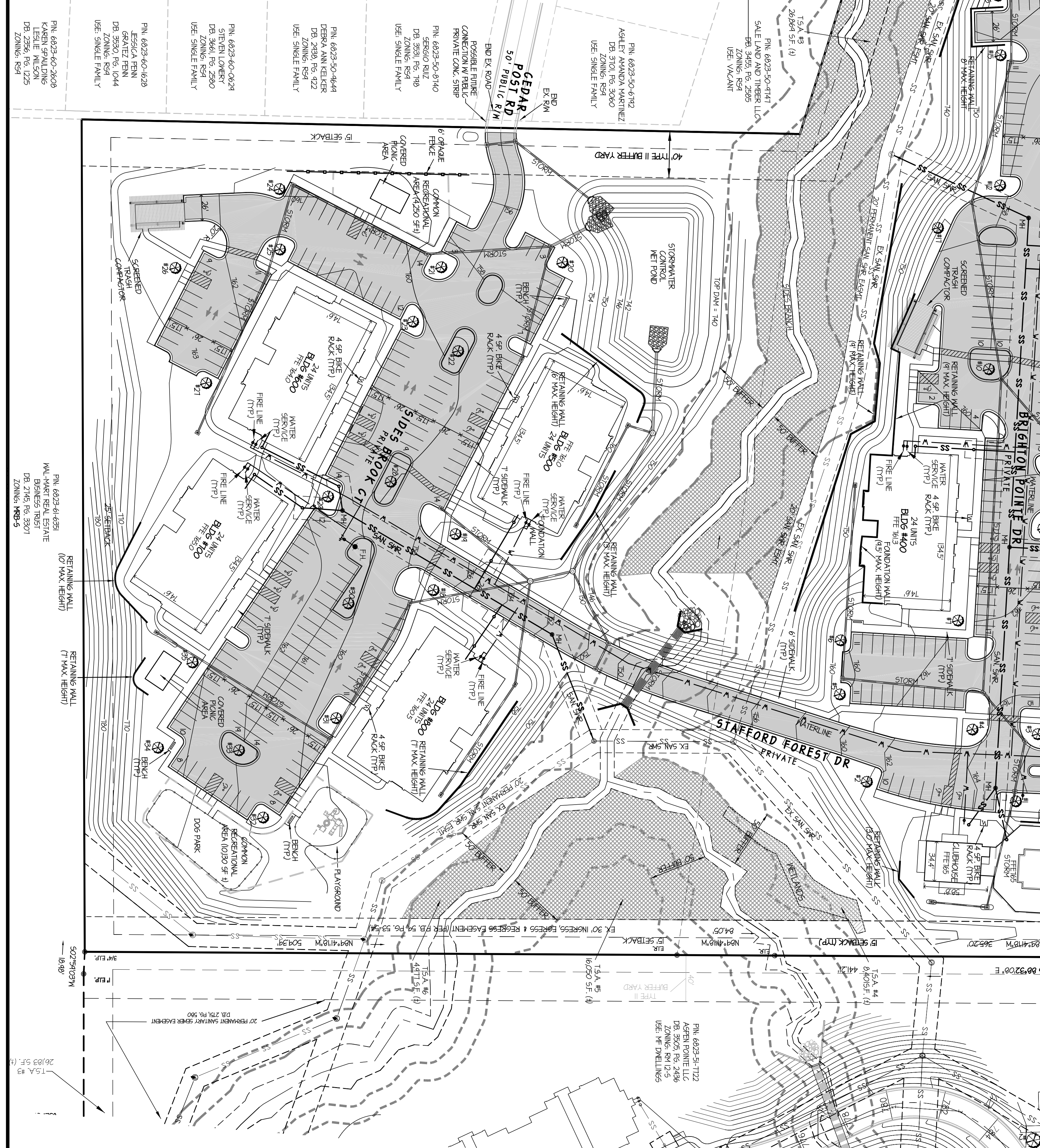
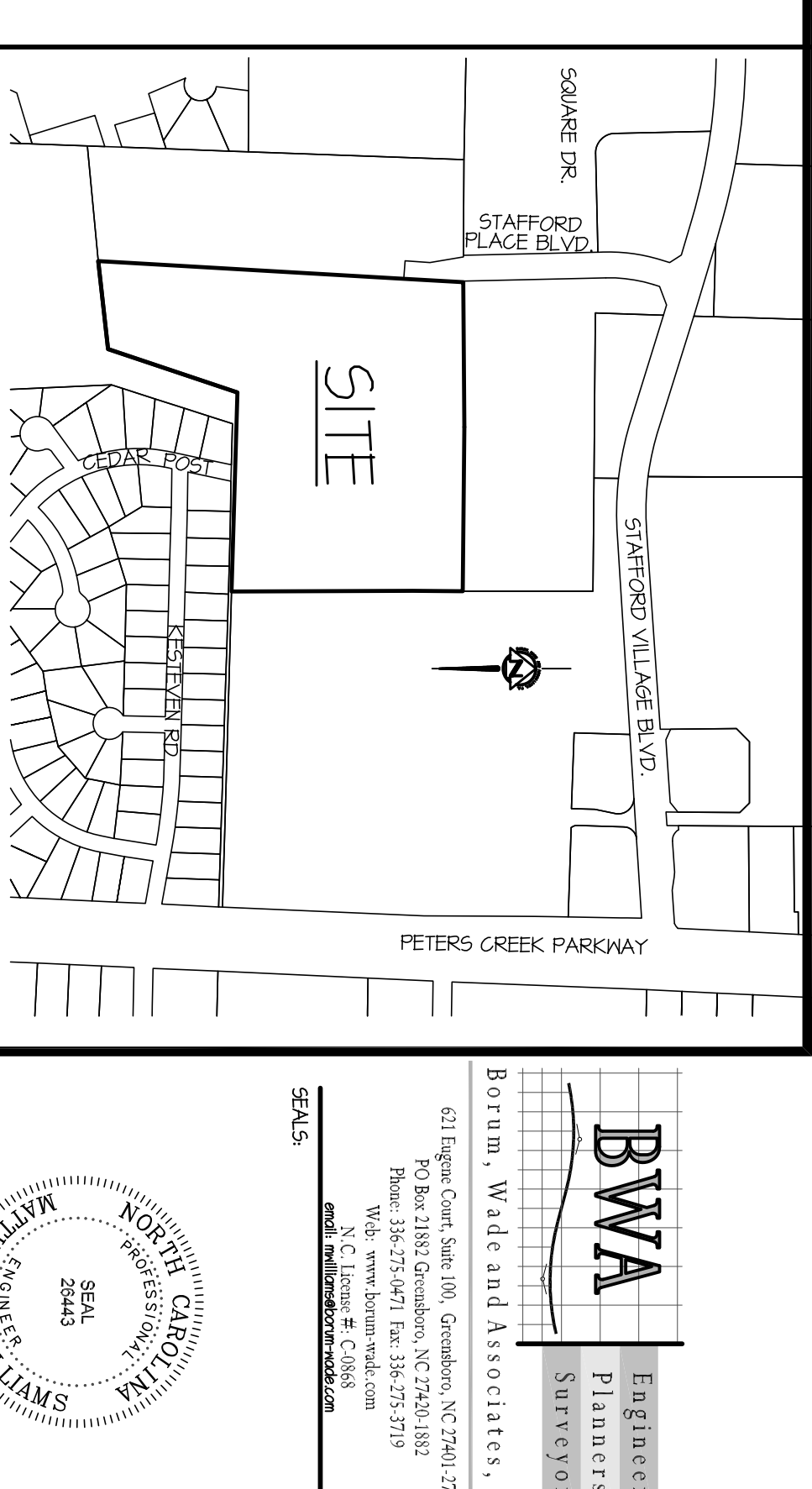
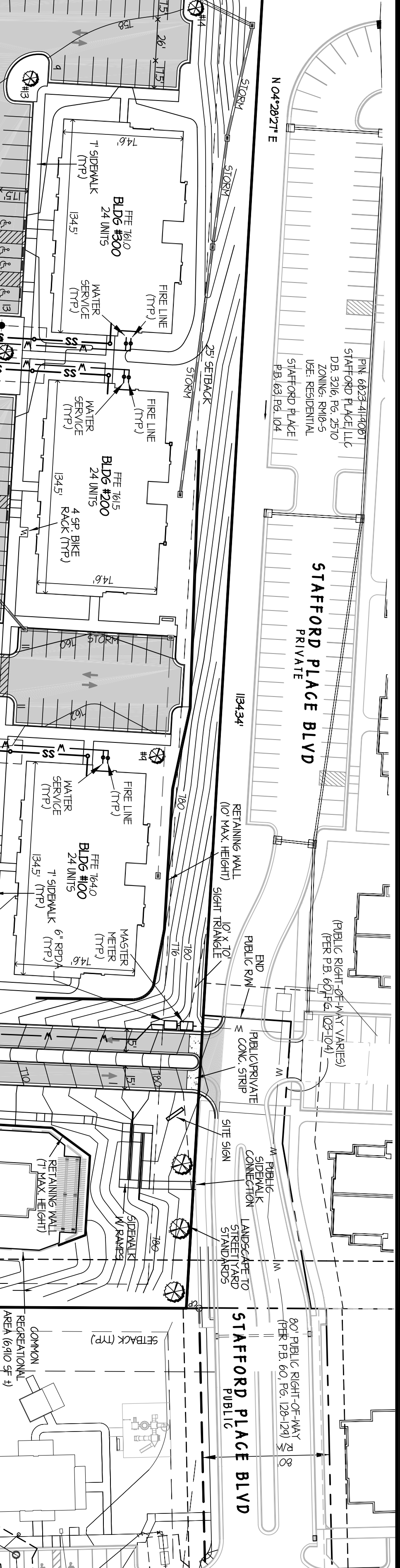
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FINAL PLAN TO BE DESIGNED WITH THE CONSTRUCTION DOCUMENT PLANS.

Area of Building (in Square Feet):	80,975 SF	Total Area of Land (in Square Feet):	1,881 ACRES
Total Area of Land (in Acres):	1.881	Area of Building (in Acres):	0.004
Total Area of Land (in Square Feet):	80,975 SF	Area of Building (in Square Feet):	80,975 SF



SITE DATA

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ZONING

AREA TO BE ZONED: R-10
 EXISTING ZONING: R-10
 PROPOSED ZONING: R-10

PERMITTED USES:
 RESIDENTIAL BLDG. MULTIFAMILY RESIDENTIAL BLDG. SINGLE FAMILY RESIDENTIAL BLDG. TOWNHOUSE RESIDENTIAL BLDG. TOWNHOUSE PLANNED RESIDENTIAL DEVELOPMENT NOT IN DESIGNATED WATER

JURISDICTIONAL NOTE

THE SUBJECT PROPERTY IS WITHIN THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM R-10 TO R-10 WITH AN APARTMENT SITE PLAN.

COMMON RECREATION AREA CALCULATION

TOTAL AREA:	2,067 ACRES
TOTAL UNITS:	430
NUMBER OF UNITS PER ACRE:	0.20 UNITS/ACRE

BUILDING DATA

NUMBER OF UNITS:	430
TOTAL AREA:	80,975 SQ. FT.
NUMBER OF UNITS PER SQ. FT.:	0.005 UNITS/SQ. FT.

DENSITY CALCULATION

NUMBER OF UNITS:	430
TOTAL AREA:	80,975 SQ. FT.
NUMBER OF UNITS PER SQ. FT.:	0.005 UNITS/SQ. FT.

OFF STREET PARKING

NUMBER OF UNITS:	430
TOTAL PARKING SPACES:	300
PARKING SPACES PER UNIT:	0.70

MASTEMATER FLOW CALCULATIONS

MASTEMATER FLOW:	2,067 ACRES
MASTEMATER FLOW:	2,067 ACRES
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BRIGHTPOINT APARTMENTS
 STAFFORD PLACE BOULEVARD
 WINSTON-SALEM, NORTH CAROLINA
 WINSTON TOWNSHIP, FORSYTH COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

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