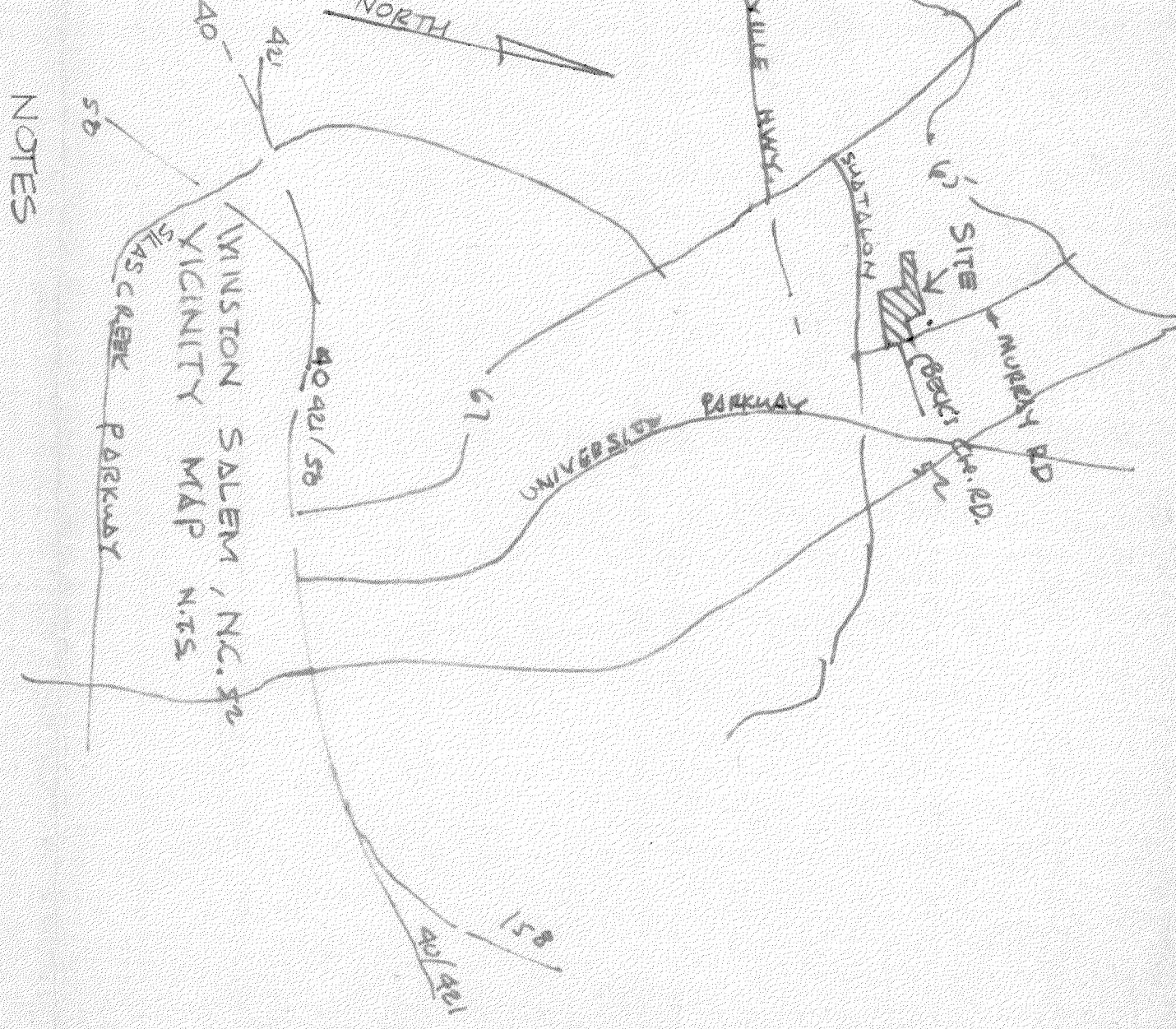


- U-827
- CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)
- Erosion control and sedimentation permits are required from the Inspections Division prior to grading the property. All required erosion control devices shall be installed prior to the issuance of building permits.
 - Developer shall have an overall stormwater management plan approved by the Public Works Department prior to the issuance of grading permit.
 - Driveway permits shall be issued by the City of Winston-Salem and NCDD prior to the issuance of building permits.
 - Developer shall apply for voluntary annexation into the City of Winston-Salem prior to the issuance of building permits.
 - Developer shall record final plats in the office of the Register of Deeds showing tentative building locations and all access, utility and storm drainage easements on the property prior to the issuance of building permits.
 - Public water and sewer shall be installed in accordance with the City-County Utilities Commission. Fire hydrants shall be installed in accordance with the City Fire Department. All these improvements shall be installed prior to the issuance of occupancy permits.
 - Sanitation Division devices to be installed in accordance with the City Sanitation Division prior to the issuance of occupancy permits.
 - Developer to install landscaping in accordance with the City-County Ordinance prior to the issuance of occupancy permits.
 - Any trees to be removed shall be replanted on the property prior to the issuance of occupancy permits. Said fencing may be phased as the project develops.
 - Sign permits are required from the Inspections Division prior to installing any signs on the property. Signs shall be limited to a monument type with a maximum height of five feet and a maximum copy area of 18 square feet per sign.



REVISED ATTACHMENT A
Staff changes granted on July 6, 1994
to site plan Madison Park Townhomes
Zoning Docket W-827, Ord. No. Z-882
Daniel B. Hubbard
Planning Director

W-827 #94043

WILLIAM H. BYRD JR. ARCHITECT A.I.A.
3400 BUILDING, SUITE 200
VIRGINIA BEACH, VIRGINIA 23452

PROJECT MADISON PARK TOWNHOMES -
WINSTON-SALEM, N.C.

DESIGN B	REVISIONS	SHEET
DRAWN B		
CHECKED B		
JOB NUMBER		

FOR TOWERS RENTAL CORP.	DATE
	6 21 94

REGISTERED ARCHITECT
William H. Byrd Jr.
No. 10000
Virginia Beach, VA

- A. OVERALL SITE AREA = 21.05 AC. = 944,381 sq ft
- B. APARTMENTS
2 B/RM 2-BD FLATS 32 (incl. 3 H.C.) (1074 sq ft)
2 B/RM 1-1/2 TYPE 86 (1474 sq ft)
3 B/RM " (3 STR) 16 (1506 sq ft)
TOTAL APTS 155
- C. UNITS/DEBT = 1.29
D. (1) COMMUNITY BLDG/OFFICE/LAUNDRY/POOL
(1) MAINT. SHOP
(20) RENTAL GARAGES
- E. PARKING - NUMBER OF SPACES REQUIRED = 326
SPACES PROVIDED SURFACE = 351
GARAGE = 20
- F. BUILDING COVERAGE, ALL APTS = 70,946 sq ft
MAINT. SHOP = 860 sq ft
GARAGES = 3,800 sq ft
COMM. BLDG = 2,744 sq ft
TOTAL BLDG. COVERAGE = 78,210 sq ft
SITE COVERAGE PAVING = 190,182 sq ft
% BLDG TO TOTAL LAND = 104.36
% IMPROVED SURFACE TO TOTAL LAND = 28.8 %
% OPEN SPACES = 88.8 %
- G. PROPERTY OWNER: CONINGTON-RING, INC.
PO BOX 5235
WINSTON-SALEM, NC 27113
- H. DEVELOPER, PURCHASER: TOWERS RENTAL CORP.
3400 BUILDING - SUITE 200
LITTLE NECK OFFICE PARK
VIRGINIA BEACH, VA. 23452
- I. BECK'S CR. ROAD (PUB. RD.)
SIGN: 5' MAX HT
18" WIDE LETTERS
WITH ISLAND
- J. PUBLIC WATER & SEWER TO BE INSTALLED IN THIS DEVELOPMENT