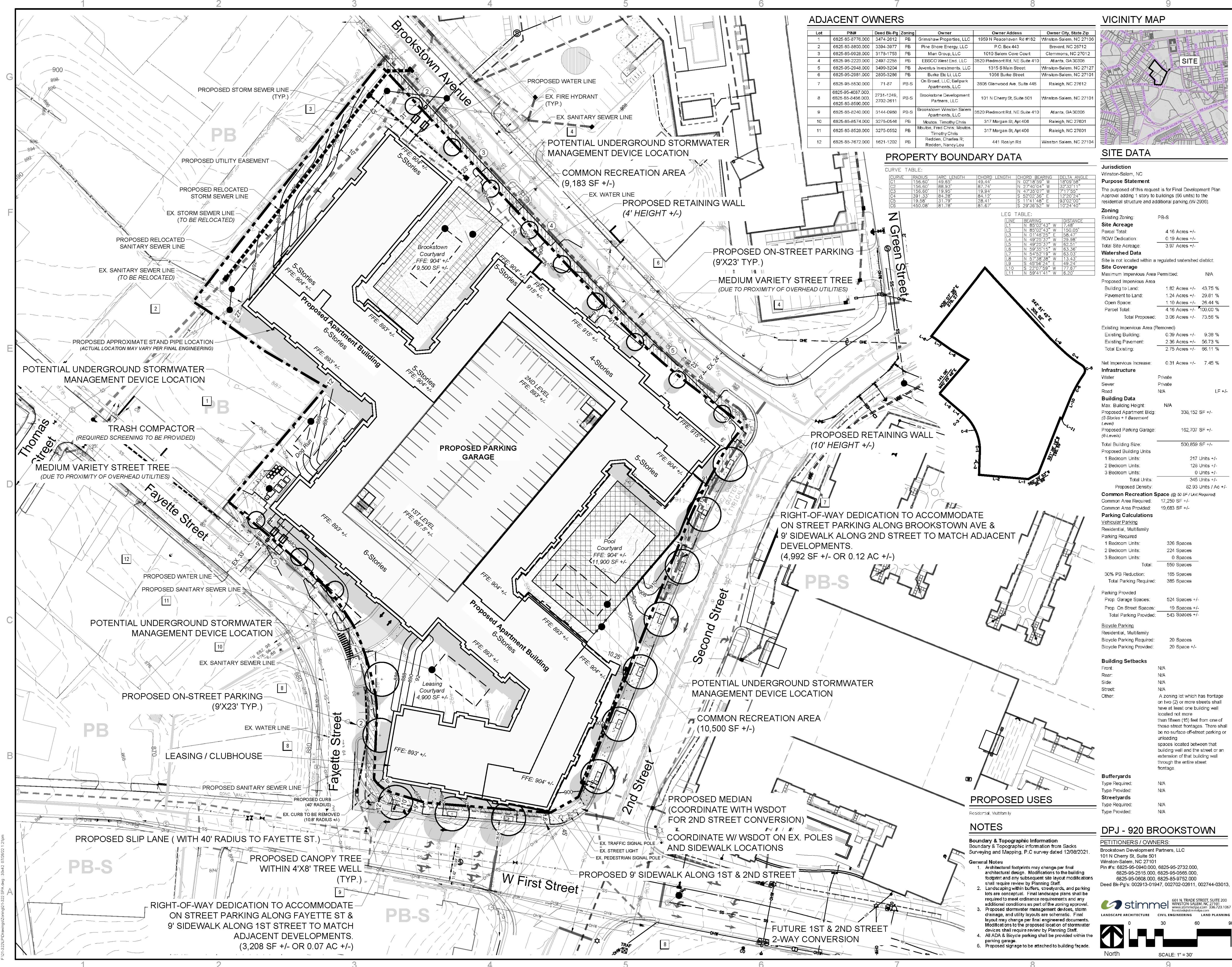




ADJACENT OWNERS

Lot	Pin#	Deed Bk-Pg	Zoning	Owner	Owner Address	Owner City, State Zip
1	6825-85-8776.000	3474-2612	PB	Grimshaw Properties, LLC	1859 N Peacehaven Rd #182	Winston-Salem, NC 27103
2	6825-85-8803.000	3394-3877	PB	Pine Shore Energy, LLC	P.O. Box 443	Brevard, NC 28712
3	6825-85-8928.000	3178-1753	PB	Man Group, LLC	1010 Salem Cove Court	Clemmons, NC 27012
4	6825-85-2223.000	2497-2256	PB	EBSCO West End, LLC	3520 Piedmont Rd, NE Suite 410	Atlanta, GA 30306
5	6825-85-2648.000	3489-5204	PB	Juventus Investments, LLC	1315 S Main Street	Winston-Salem, NC 27127
6	6825-85-2681.000	2895-5286	PB	Burke Bk LI, LLC	1056 Burke Street	Winston-Salem, NC 27101
7	6825-85-8530.000	71-87	PB-S	On Broad, LLC; Ballpark Apartments, LLC	3805 Glenwood Ave, Suite 445	Raleigh, NC 27612
8	6825-85-4087.000	2731-1249	PB-S	Brookstone Development Partners, LLC	101 N Cherry St, Suite 501	Winston-Salem, NC 27101
9	6825-85-8240.000	3144-0988	PB-S	Brookstone Winston-Salem Apartments, LLC	3520 Piedmont Rd, NE Suite 410	Atlanta, GA 30306
10	6825-85-8574.000	3275-0546	PB	Muñoz, Timothy Chris	317 Morgan St, Apt 406	Raleigh, NC 27601
11	6825-85-8528.000	3275-0552	PB	Muñoz, 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

PROPERTY BOUNDARY DATA

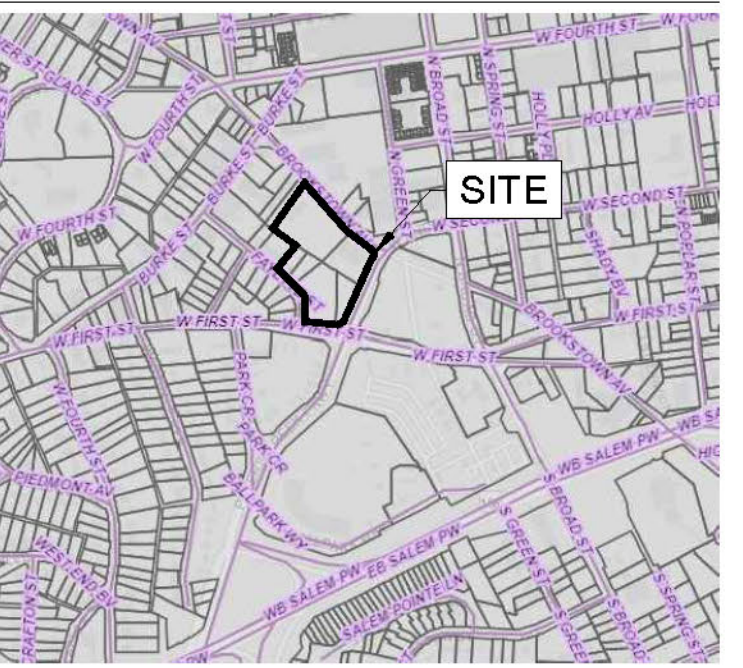
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	156.60	149.80	49.44	N 02°18'50" W	18°00'34"
C2	156.60	88.93	87.74	N 2°40'04" W	32°52'11"
C3	N 01°48'55" E	38.93	38.93	W 38°51'27" E	38°51'27"
C4	N 49°25'37" W	28.58	28.58	W 28°58'24" E	28°58'24"
C5	N 49°25'37" W	62.51	62.51	W 62°51'27" E	62°51'27"
C6	N 59°35'15" W	63.36	63.36	W 63°35'15" E	63°35'15"
C7	N 54°51'18" W	63.03	63.03	W 54°51'18" E	54°51'18"
C8	N 57°38'48" W	14.43	14.43	W 14°43'00" E	14°43'00"
C9	N 45°56'24" E	49.24	49.24	E 45°56'24" W	45°56'24"
C10	N 72°05'00" E	8.97	8.97	E 72°05'00" W	72°05'00"
C11	N 59°31'31" W	6.30	6.30	W 59°31'31" E	59°31'31"

LEG TABLE:

LINE	BEARING	DISTANCE
L1	N 85°02'43" W	7.48'
L2	N 85°02'43" W	150.00'
L3	N 01°48'55" E	38.93'
L4	N 49°25'37" W	28.58'
L5	N 49°25'37" W	62.51'
L6	N 59°35'15" W	63.36'
L7	N 54°51'18" W	63.03'
L8	N 57°38'48" W	14.43'
L9	N 45°56'24" E	49.24'
L10	N 72°05'00" E	8.97'
L11	N 59°31'31" W	6.30'

VICINITY MAP



SITE DATA

Jurisdiction
Winston-Salem, NC

Purpose Statement
The purpose of this request is for Final Development Plan Approval adding 1 story to buildings (56 units) to the residential structure and additional parking (VV-2936).

Zoning
Existing Zoning: PB-S

Site Acreage
Parcel Total: 4.16 Acres +/-
ROW Dedication: 0.19 Acres +/-
Total Site Acreage: 3.97 Acres +/-

Watershed Data
Site is not located within a regulated watershed district.

Site Coverage
Maximum Impervious Area Permitted: N/A
Proposed Impervious Area:
Building to Land: 1.82 Acres +/- 43.75 %
Pavement to Land: 1.24 Acres +/- 29.81 %
Open Space: 1.10 Acres +/- 26.44 %
Parcel Total: 4.16 Acres +/- 100.00 %
Total Proposed: 3.08 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: N/A
Proposed Apartment Bldg: (5 Stories + 1 Basement Level)
Proposed Parking Garage: (6 Levels)
Total Building Size: 500,859 SF +/-
Proposed Building Units:
1 Bedroom Units: 217 Units +/-
2 Bedroom Units: 128 Units +/-
3 Bedroom Units: 0 Units +/-
Total Units: 345 Units +/-
Proposed Density: 82.93 Units / Ac +/-

Common Recreation Space (80 SF / Unit Required)
Common Area Required: 17,250 SF +/-
Common Area Provided: 19,683 SF +/-

Parking Calculations
Residential, Multifamily
Parking Required:
1 Bedroom Units: 326 Spaces
2 Bedroom Units: 224 Spaces
3 Bedroom Units: 0 Spaces
Total: 550 Spaces
30% PB Reduction: 165 Spaces
Total Parking Required: 385 Spaces

Parking Provided
Prop. Garage Spaces: 524 Spaces +/-
Prop. On Street Spaces: 19 Spaces +/-
Total Parking Provided: 543 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

A zoning lot which has frontage on two (2) or more streets shall have at least one building well located not more than fifteen (15) feet from one of those street frontages. There shall be no surface off-street parking or unloading spaces located between that building well and the street or an extension of that building well through the entire street frontage.

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.



stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
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E: fromdesk@stimmelpa.com
www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
CORPORATE SEAL
Professional Engineer Seal
Professional Land Planner Seal
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 TIPPAAH PARK COURT
CHARLOTTE, NC 28205
(980) 226-5381
piones@dpjresidential.com

MARK	DATE	DESCRIPTION
FDP-1	07/26/2022	Revised Submittal
FDP-1	07/26/2022	Submittal
FDP-1	06/27/2022	Preliminary Submittal

PROJECT NO: 21-322
DRAWN BY: WGH
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SHEET TITLE:
FINAL DEVELOPMENT PLAN

FDP-1