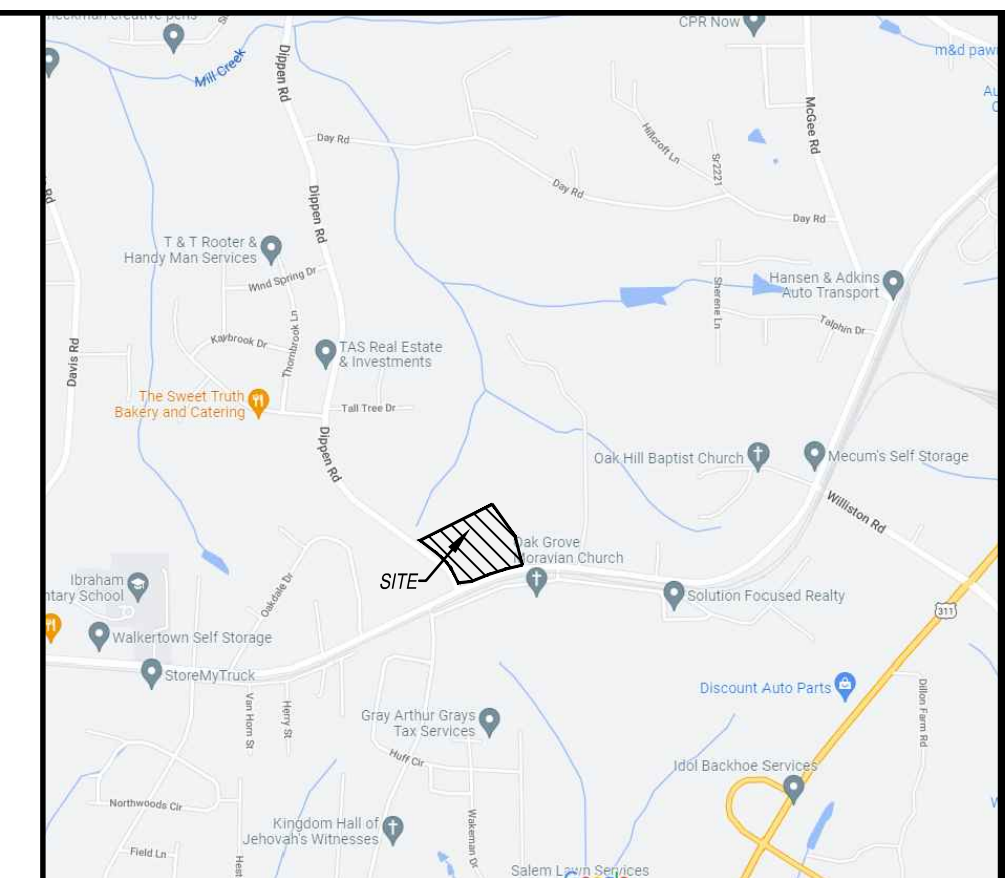


PROPERTY INFORMATION:
 PARCEL ID NUMBER: 6847-89-8458-000
 ZONING: RS9
 ACREAGE: 7.19

PROPERTY OWNER/DEVELOPER:
 WR HUTCHINGS CONSTRUCTION, LLC
 PO BOX 1716
 KERNERSVILLE, NC 27285
 PHONE: (336) 399-4325
 EMAIL: WALHUTCHINGS@YAHOO.COM

ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 765-2377
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8866
 http://www.allied-engsurv.com

FIRM LICENSE C-1891

VICINITY MAP
 NOT TO SCALE

WATERSHED INFORMATION
 SUBJECT PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED.

DENSITY CALCULATIONS
 # OF UNITS OR LOTS: 56 UNITS
 DENSITY: 7.79 UNITS PER ACRE

RECREATION AREA CALCULATIONS
 REQUIRED: 100 SQ FT/UNIT
 100 SF * 56 UNITS = 5,600 SF
 PROPOSED: 8,775 SQ FT
 *RECREATION AREA MEETS REQUIREMENTS OF SECTION 3-6 OF UDO.

REVIEW INFORMATION

TYPE OF REVIEW:
 SPECIAL USE DISTRICT ZONING MAP AMENDMENT AND PRELIMINARY SITE PLAN APPROVAL

JURISDICTION:
 CITY OF WINSTON-SALEM (PENDING ANNEXATION)

PURPOSE STATEMENT:
 THE PURPOSE OF THIS SUBMITTAL IS FOR REZONING OF THE SUBJECT PROPERTY FROM RS9 TO RM8-S AND FOR APPROVAL OF THE PRELIMINARY SITE PLAN.

PROPERTY INFORMATION
 PIN #S: 6847-89-8458-000

ZONING

EXISTING ZONING: RS9
 PROPOSED ZONING: RM8-S

PROPOSED USES: RESIDENTIAL BUILDING, MULTIFAMILY; RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, DUPLEX; RESIDENTIAL BUILDING, TWIN HOME; RESIDENTIAL BUILDING, TOWNHOUSE; AND PLANNED RESIDENTIAL DEVELOPMENT

BUILDING SETBACKS

FRONT: 25'
 REAR: 25'
 SIDE: 7' ONE SIDE 20' COMBINED
 STREET: 20'
 ADJACENT TO SINGLE-FAMILY: 50'

BUFFERYARDS

ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE II
 WIDTH PROVIDED: 20' FT

BUA CALCULATIONS
 September 27, 2022

	SQ. FT.	ACRE
TOTAL SITE AREA:	313,196	7.19
EXISTING BUA		
BUILDING:	63,030	1.45
PAVEMENT:	48,472	1.11
CONCRETE:	5,588	0.13
TOTAL:	117,089	2.69
PERCENT BUA:	37.39%	
EXISTING BUA TO BE REMOVED		
BUILDING:	63,030	1.45
PAVEMENT:	48,472	1.11
CONCRETE:	5,588	0.13
TOTAL:	117,089	2.69
PROPOSED BUA		
BUILDING:	24,582	0.56
PAVEMENT:	39,240	0.90
CONCRETE:	5,947	0.14
TOTAL:	69,768	1.60
PROPOSED PERCENT BUA:	22.28%	

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:		X
SEWER:		X
STREETS:		X

LINEAR FEET OF PUBLIC STREETS: N/A FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 7.19 ACRE(S)

SITE COVERAGES:

BUILDING TO LAND	7.8	%
PAVEMENT TO LAND	14.5	%
OPEN SPACE	77.7	%
TOTAL	100	%

BUILDING SQUARE FOOTAGE: 24,582 SF
 BUILDING HEIGHT: 45' (MAX.) FT

OFF-STREET PARKING
 SEE UNIT MATRIX AND PARKING SUMMARY (LEFT)

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:
 TOTAL SITE SIZE (IN SQUARE FEET): 313,196

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0

MINIMUM TREE SAVE AREA REQUIRED: X 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 31,320

NEW TREES USED FOR TSA CREDIT:
 YES NO

NUMBER OF LARGE VARIETY TREES PLANTED:
 42 x 750 SF = 31,500

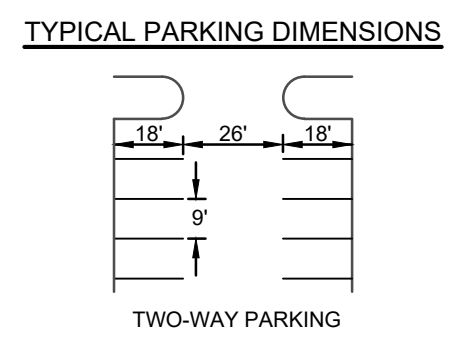
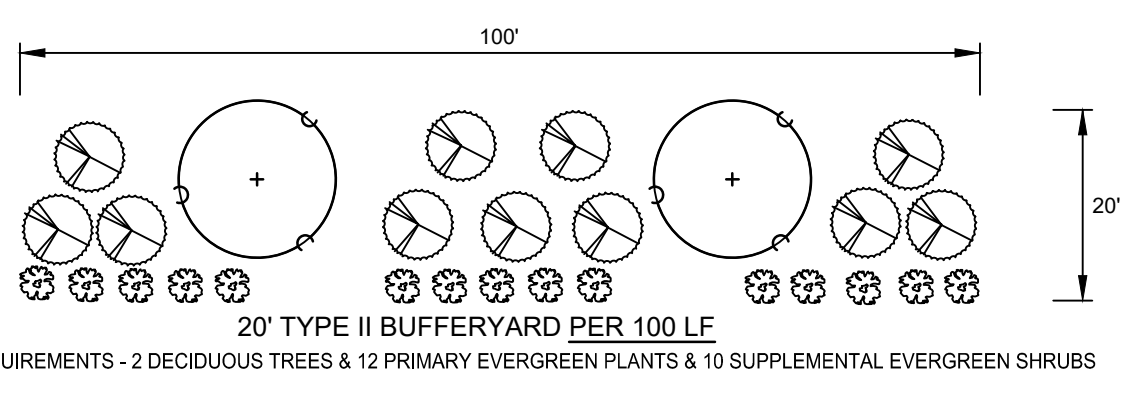
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 31,500

TOTAL REQUIRED TSA (IN SQUARE FEET): 31,320
 TOTAL PROVIDED TSA (IN SQUARE FEET): 31,500

MSVP UNIT MATRIX AND PARKING SUMMARY

BUILD. #	TYPE	# 1-Bedroom	# 2-Bedroom	Studio	STORIES	# UNITS	MIN. REQ'D PARKING
1	NA	0	12	0	3	12	24
2	NA	0	12	0	3	12	24
3	NA	0	8	0	2	8	16
4	NA	0	12	0	3	12	24
5	NA	0	12	0	3	12	24
TOTAL		0	56	0		56	112

Parking Provided:
 Regular: 108
 Compact: 0
 Handicap: 5
 Bicycle: 0
 Motorcycle: 0
Total Parking Provided: 113



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

MILL CREEK APARTMENTS
 CROSSING APARTMENTS
 WR HUTCHINGS CONSTRUCTION, LLC
 5350 OLD WALKERTOWN ROAD
 WINSTON SALEM, NC

PROJECT NO.: 23-002
 DRAWN BY: HLK
 CHECKED BY: SMC
 DATE: 10/07/2022

REVISIONS

NO.	DATE	DESCRIPTION
A	10/07/2022	ISSUED FOR SKETCH PLAN REVIEW
B	01/23/2023	ISSUED FOR PRE-SUBMITTAL REVIEW
C	01/30/2023	ISSUED FOR PLANNING BOARD REVIEW

PRELIMINARY SITE PLAN

SHEET
C1

