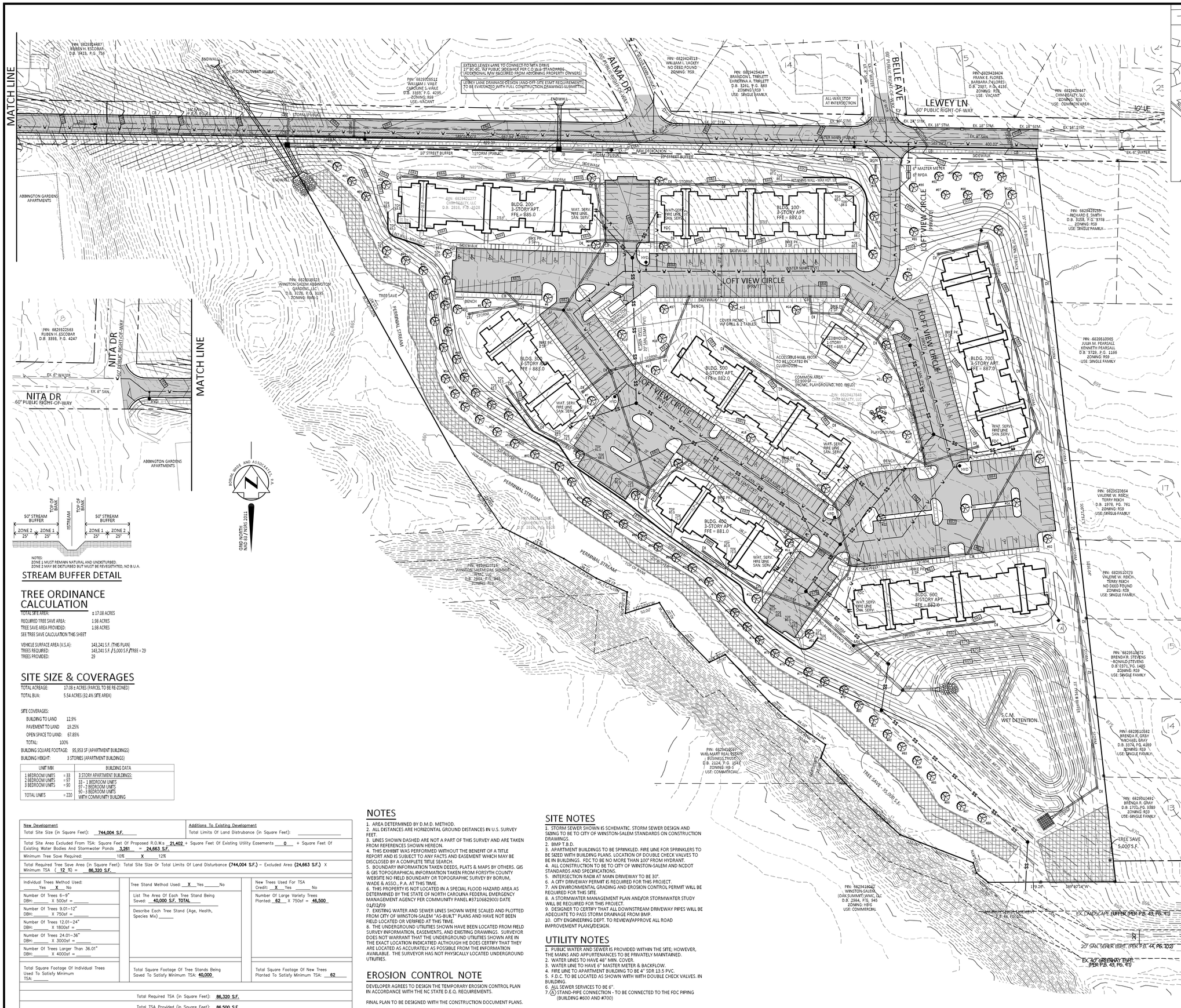

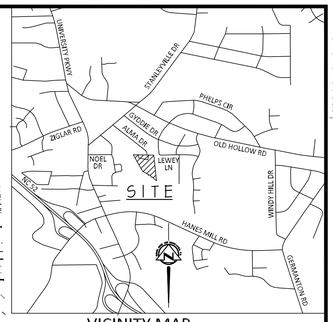

VICINITY MAP

1" = 2,000'

SITE DATA

PIN NUMBER:	6829-41-2985, 6829-42-1277, 6829-41-7848
TOTAL AREA:	17.08 ACS. (±) (PER DEED)
DEED BOOK:	DB. 2816, PB. 3528
CURRENT ZONING:	RS-9
PROPOSED ZONING:	RM-18-S
WATERSHED:	NOT IN DESIGNATED WATER SUPPLY WATERSHED

ZONING

AREA TO BE REZONED:	17.08 ACS. (±)
EXISTING ZONING:	RS-9
PROPOSED ZONING:	RM-18-S
TYPE OF REVIEW REQUESTED:	REZONING
PROPOSED USE:	RESIDENTIAL BLDG., MULTI-FAMILY RESIDENTIAL BLDG., SINGLE FAMILY RESIDENTIAL BLDG., DUPLEX RESIDENTIAL BLDG., TOWNHOUSE RESIDENTIAL BLDG., TWIN HOME PLANNED RESIDENTIAL DEVELOPMENT

JURISDICTIONAL NOTE

THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE LIMITS OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM RS-9 TO RM-18-S AND TO OBTAIN PRELIMINARY APPROVAL FOR AN APARTMENT SITE PLAN COMPRISED OF 220 MULTI-FAMILY UNITS.

COMMON RECREATION AREA CALCULATION

NUMBER OF UNITS:	220
AREA REQUIRED:	100 S.F. x 220 UNITS = 22,000 S.F. (0.44 AC.)
AREA PROVIDED:	22,100 S.F. (0.51 AC.)

BUILDING DATA

1-BEDROOM UNITS:	33
2-BEDROOM UNITS:	97
3-BEDROOM UNITS:	90
TOTAL UNITS:	220

BUILDING SIZES:
(NOTE: TYICAL OVERALL BUILDING DIMENSIONS SHOWN ON PLAN VIEW)

BUILDING #100, 400, 600, 700 (3-STORY):	38,502 SF (±)
BUILDING #300 (3-STORY):	24,065SF (±)
BUILDING #400 (3-STORY):	26,688 (±)
BUILDING #500 (3-STORY):	28,728 (±)
COMMUNITY CENTER (1-STORY):	1,631 SF (±)

BUILDING HEIGHT:

BUILDING #100 TO #700 (3-STORY):	39'-0" FT (±)
COMMUNITY CENTER (1-STORY):	19'-0" FT (±)

DENSITY CALCULATION

NUMBER OF UNITS:	220 UNITS
AREA:	17.08 ACRES (±)
DENSITY:	12.88 UNITS/ACRES (±)

OFF STREET PARKING

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
PARKING CALCULATION:		
12 1- BEDROOM UNITS	33 X 1.5 SPACES	= 50 SPACES
36 2-BEDROOM UNITS	97 X 1.75 SPACES	= 170 SPACES
24 3-BEDROOM UNITS	90 X 2 SPACES	= 180 SPACES
TOTAL REQUIRED:	400 SPACES	
TOTAL PROVIDED:	400 SPACES (1.82 SPACES PER UNIT)	
HANDICAP SPACES REQUIRED:	400 SPACES/25	= 16 SPACES
HANDICAP SPACES PROVIDED:		= 26 SPACES
BICYCLE SPACES REQUIRED:	220 UNITS X 0.125 SPACES	= 28 SPACES
BICYCLE SPACES PROVIDED:		= 28 SPACES

SOLID WASTE

COMPACTOR: 1 SHOWN

BUFFER YARDS

ADJOINING ZONING:	RS-9	ADJOINING ZONING:	HB-S
TYPE REQUIRED:	TYPE III	TYPE REQUIRED:	TYPE 1
WIDTH PROVIDED:	15'	WIDTH PROVIDED:	10'
FENCE OPTION:	NONE	FENCE OPTION:	NONE

STREET YARD: 10'

INFRASTRUCTURE

WATER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS - ONSITE
PUBLIC TO CITY OF WINSTON-SALEM STANDARDS - OFFSITE

SEWER: PRIVATE TO CITY OF WINSTON-SALEM STANDARDS

STREETS: 3,301 LF OF PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
977 LF OF PUBLIC TO CITY OF WINSTON-SALEM STANDARDS

WASTEWATER FLOW CALCS

1 BEDROOM UNITS:	33 @ 240 GPD/UNIT	7,920 GPD
2 BEDROOM UNITS:	97 @ 240 GPD/UNIT	23,280 GPD
3 BEDROOM UNITS:	90 @ 360 GPD/UNIT	32,400 GPD
COMMUNITY CENTER:	1631 SF @ 50 GPD/100 SF	816 GPD
TOTAL PROJECT FLOW:		64,416 GPD

LEGEND

CB	CATCH BASIN
DI	DROP INLET
MH	MANHOLE
HYD	HYDRANT
TREE CONSERVATION	

GRAPHIC SCALE

0 25' 50' 100' 150' 200'

1" = 50'

STREAM BUFFER DETAIL

NOTES:
ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED.
ZONE 2 MAY BE DISTURBED BUT MUST BE REVEGETATED, NO B.U.A.

TREE ORDINANCE CALCULATION

TOTAL SITE AREA:	± 17.08 ACRES
REQUIRED TREE SAVE AREA:	1.98 ACRES
TREE SAVE AREA PROVIDED:	1.98 ACRES
SEE TREE SAVE CALCULATION THIS SHEET	
VEHICLE SURFACE AREA (V.S.A):	143,241 S.F. (THIS PLAN)
TREES REQUIRED:	143,241 S.F. /5,000 S.F./TREE = 29
TREES PROVIDED:	29

SITE SIZE & COVERAGES

TOTAL ACREAGE:	17.08 ± ACRES (PARCEL TO BE RE-ZONED)
TOTAL BUA:	5.54 ACRES (32.4% SITE AREA)

SITE COVERAGES:

BUILDING TO LAND	12.9%
PAVEMENT TO LAND	19.25%
OPEN SPACE TO LAND:	67.85%
TOTAL:	100%

BUILDING SQUARE FOOTAGE: 95,953 SF (APARTMENT BUILDINGS)
BUILDING HEIGHT: 3 STORIES (APARTMENT BUILDINGS)

UNIT MIX		BUILDING DATA
1 BEDROOM UNITS	= 33	3 STORY APARTMENT BUILDINGS:
2 BEDROOM UNITS	= 97	33 - 1 BEDROOM UNITS
3 BEDROOM UNITS	= 90	97 - 2 BEDROOM UNITS
		90 - 3 BEDROOM UNITS
TOTAL UNITS	= 220	WITH COMMUNITY BUILDING

New Development Total Site Size (in Square Feet): 744,004 S.F.	Additions To Existing Development Total Limits Of Land Distrubance (in Square Feet):	
Total Site Area Excluded From TSA: Square Feet Of Proposed R.O.W.s 21,402 + Square Feet Of Existing Utility Easements 0 + Square Feet Of Existing Water Bodies And Stormwater Ponds 3,261 = 24,663 S.F.		
Minimum Tree Save Required: 10% X 12%		
Total Required Tree Save Area (in Square Feet): Total Site Size Or Total Limits Of Land Disturbance (744,004 S.F.) – Excluded Area (24,663 S.F.) X Minimum TSA (12 %) = 86,320 S.F.		
Individual Trees Method Used: Yes X No	Tree Stand Method Used: X Yes No	New Trees Used For TSA Credit: X Yes No
Number Of Trees 6–9" DBH: X 500sf =	List The Area Of Each Tree Stand Being Saved: 40,000 S.F. TOTAL	Number Of Large Variety Trees Planted: 62 X 750sf = 46,500
Number Of Trees 9.01–12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix)	
Number Of Trees 12.01–24" DBH: X 1850sf =		
Number Of Trees 24.01–36" DBH: X 3000sf =		
Number Of Trees Larger Than 36.01" DBH: X 4000sf =		
Total Square Footage Of Individual Trees Used To Satisfy Minimum TSA:	Total Square Footage Of Tree Stands Being Saved To Satisfy Minimum TSA: 40,000	Total Square Footage Of New Trees Planted To Satisfy Minimum TSA: 62
Total Required TSA (in Square Feet): 86,320 S.F.		
Total TSA Provided (in Square Feet): 86,500 S.F.		

FINAL LANDSCAPE PLAN AND TREE CONSERVATION PLAN TO MEET CITY ORDINANCE REQUIREMENTS WILL BE DESIGNED/APPROVED WITH CONSTRUCTION DRAWINGS.

NOTES

1. AREA DETERMINED BY D.M.D. METHOD.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
3. LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
4. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS AND EASEMENT WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
5. BOUNDARY INFORMATION TAKEN DEEDS, PLATS & MAPS BY OTHERS. GIS & GIS TOPOGRAPHICAL INFORMATION TAKEN FROM FORSYTH COUNTY WEBSITE NO FIELD BOUNDARY OR TOPOGRAPHIC SURVEY BY BORUM, WADE & ASSO., P.A. AT THIS TIME.
6. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL #3710682900J DATE 01/02/09
7. EXISTING WATER AND SEWER LINES SHOWN WERE SCALED AND PLOTTED FROM CITY OF WINSTON-SALEM "AS-BUILT" PLANS AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED AT THIS TIME.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EASEMENTS, AND EXISTING DRAWINGS. SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

EROSION CONTROL NOTE

DEVELOPER AGREES TO DESIGN THE TEMPORARY EROSION CONTROL PLAN IN ACCORDANCE WITH THE NC STATE D.E.Q. REQUIREMENTS.

FINAL PLAN TO BE DESIGNED WITH THE CONSTRUCTION DOCUMENT PLANS.

SITE NOTES

1. STORM SEWER SHOWN IS SCHEMATIC. STORM SEWER DESIGN AND SIZING TO BE TO CITY OF WINSTON-SALEM STANDARDS ON CONSTRUCTION DRAWINGS.
2. BMP T.B.D.
3. APARTMENT BUILDINGS TO BE SPRINKLED. FIRE LINE FOR SPRINKLERS TO BE SIZED WITH BUILDING PLANS. LOCATION OF DOUBLE CHECK VALVES TO BE IN BUILDINGS. FDC TO BE NO MORE THAN 100' FROM HYDRANT.
4. ALL CONSTRUCTION TO BE TO CITY OF WINSTON-SALEM AND NCDOT STANDARDS AND SPECIFICATIONS.
5. INTERSECTION RADII AT MAIN DRIVEWAY TO BE 30'.
6. A CITY DRIVEWAY PERMIT IS REQUIRED FOR THIS PROJECT.
7. AN ENVIRONMENTAL GRADING AND EROSION CONTROL PERMIT WILL BE REQUIRED FOR THIS SITE.
8. A STORMWATER MANAGEMENT PLAN AND/OR STORMWATER STUDY WILL BE REQUIRED FOR THIS PROJECT.
9. DESIGNER TO CERTIFY THAT ALL DOWNSTREAM DRIVEWAY PIPES WILL BE ADEQUATE TO PASS STORM DRAINAGE FROM BMP.
10. CITY ENGINEERING DEPT. TO REVIEW/APPROVE ALL ROAD IMPROVEMENT PLANS/DESIGN.

UTILITY NOTES

1. PUBLIC WATER AND SEWER IS PROVIDED WITHIN THE SITE; HOWEVER, THE MAINS AND APPURTENANCES TO BE PRIVATELY MAINTAINED.
2. WATER LINES TO HAVE 48" MIN. COVER.
3. WATER LINE TO HAVE 6" MASTER METER & BACKFLOW.
4. FIRE LINE TO APARTMENT BUILDING TO BE 4" SDR 13.5 PVC.
5. F.D.C. TO BE LOCATED AS SHOWN WITH BOTH DOUBLE CHECK VALVES. IN BUILDING.
6. ALL SEWER SERVICES TO BE 6".
7. (A) STAND-PIPE CONNECTION - TO BE CONNECTED TO THE FDC PIPING (BUILDING #600 AND #700)

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PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

LOFTS AT NOEL APARTMENTS

LEWEY LANE
WINSTON TOWNSHIP, FORSYTH COUNTY
WISNTON SALEM, NORTH CAROLINA

DEVELOPER

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5614 RIVERDALE DRIVE
JAMESTOWN, NC 27282
(336) 454-6134
CONTACT: DAVIS RAY
EAMIL: davis@wynnefieldforward.com

DRAWN BY:	TEM
DATE:	FEB. 27, 2023
REVISIONS:	CITY COMMENTS 3-6-2023
	CITY COMMENTS 3-30-2023

SHEET TITLE:
REZONING PLAN

FILE NO: F:\WINNEFIELD\WS-LOFTS AT NOEL\
DRAWING SCALE: 1"=50'
PLAN SHEET NO.
Z-1