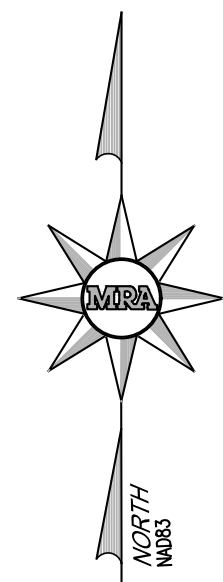


PRELIMINARY SITE PLAN

FOR

COLE HIGHLANDS

WINSTON-SALEM, NORTH CAROLINA



Sheet List Table			
Sheet Number	Sheet Title	Date	Revision Date
CO.0	COVER	2/21/2023	4/14/2023
CI.0	SITE PLAN	2/21/2023	4/14/2023
CI.1	SITE PLAN RENDERING	2/21/2023	4/14/2023
DI.0	BUILDING ELEVATIONS - SHEET 1 OF 8	3/24/2023	
DI.1	BUILDING ELEVATIONS - SHEET 2 OF 8	3/24/2023	
DI.2	BUILDING ELEVATIONS - SHEET 3 OF 8	3/3/2023	
DI.3	BUILDING ELEVATIONS - SHEET 4 OF 8	3/3/2023	
DI.4	BUILDING ELEVATIONS - SHEET 5 OF 8	3/3/2023	
DI.5	BUILDING ELEVATIONS - SHEET 6 OF 8	3/3/2023	
DI.6	BUILDING ELEVATIONS - SHEET 7 OF 8	3/3/2023	
DI.7	BUILDING ELEVATIONS - SHEET 8 OF 8	3/3/2023	

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	3,342	0.08
2	2,314	0.05
3	3,345	0.08
4	3,382	0.08
5	2,356	0.05
6	2,354	0.05
7	3,317	0.08
13	3,256	0.07
14	2,311	0.05
15	2,311	0.05
16	3,256	0.07
18	2,326	0.05
19	2,326	0.05
20	2,326	0.05
21	3,271	0.08
22	3,276	0.08
23	2,324	0.05
24	2,322	0.05
25	2,321	0.05
26	2,320	0.05
27	3,268	0.08
28	3,265	0.07
29	2,315	0.05
30	2,314	0.05
31	2,313	0.05
32	2,312	0.05
33	3,256	0.07
34	3,255	0.07
35	2,310	0.05
36	2,310	0.05
37	2,311	0.05
38	3,256	0.07
39	3,257	0.07
40	2,311	0.05
41	2,311	0.05
42	2,312	0.05
43	2,312	0.05
44	3,258	0.07
45	3,258	0.07
46	2,312	0.05
47	2,313	0.05
48	3,240	0.07
49	3,255	0.07
50	2,310	0.05
51	2,310	0.05

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
52	3,255	0.07
53	3,266	0.07
54	2,310	0.05
55	2,346	0.05
56	2,426	0.06
57	2,351	0.06
58	3,403	0.09
59	3,103	0.09
60	2,455	0.06
61	2,365	0.05
62	2,319	0.05
63	2,310	0.05
64	3,255	0.07
65	2,145	0.06
66	2,321	0.05
67	2,141	0.06
68	3,415	0.09
69	2,576	0.06
70	2,463	0.06
71	2,345	0.05
72	2,364	0.05
73	3,337	0.08
74	3,480	0.08
75	2,538	0.06
76	2,534	0.06
77	2,440	0.06
78	3,427	0.08
100	17,087	0.39
200	16,458	0.38
300	17,094	0.39
400	17,094	0.39
600	17,115	0.39
700	16,844	0.38
800	17,094	0.39
900	17,094	0.39

AGENCY CONTACTS

A. Winston Salem/Forsyth County Planning Department
Bryce A. Stuart Municipal Building
100 E First Street.
Winston-Salem, NC 27101
Phone: (336)-747-9428
Email: citylink@cityofws.org

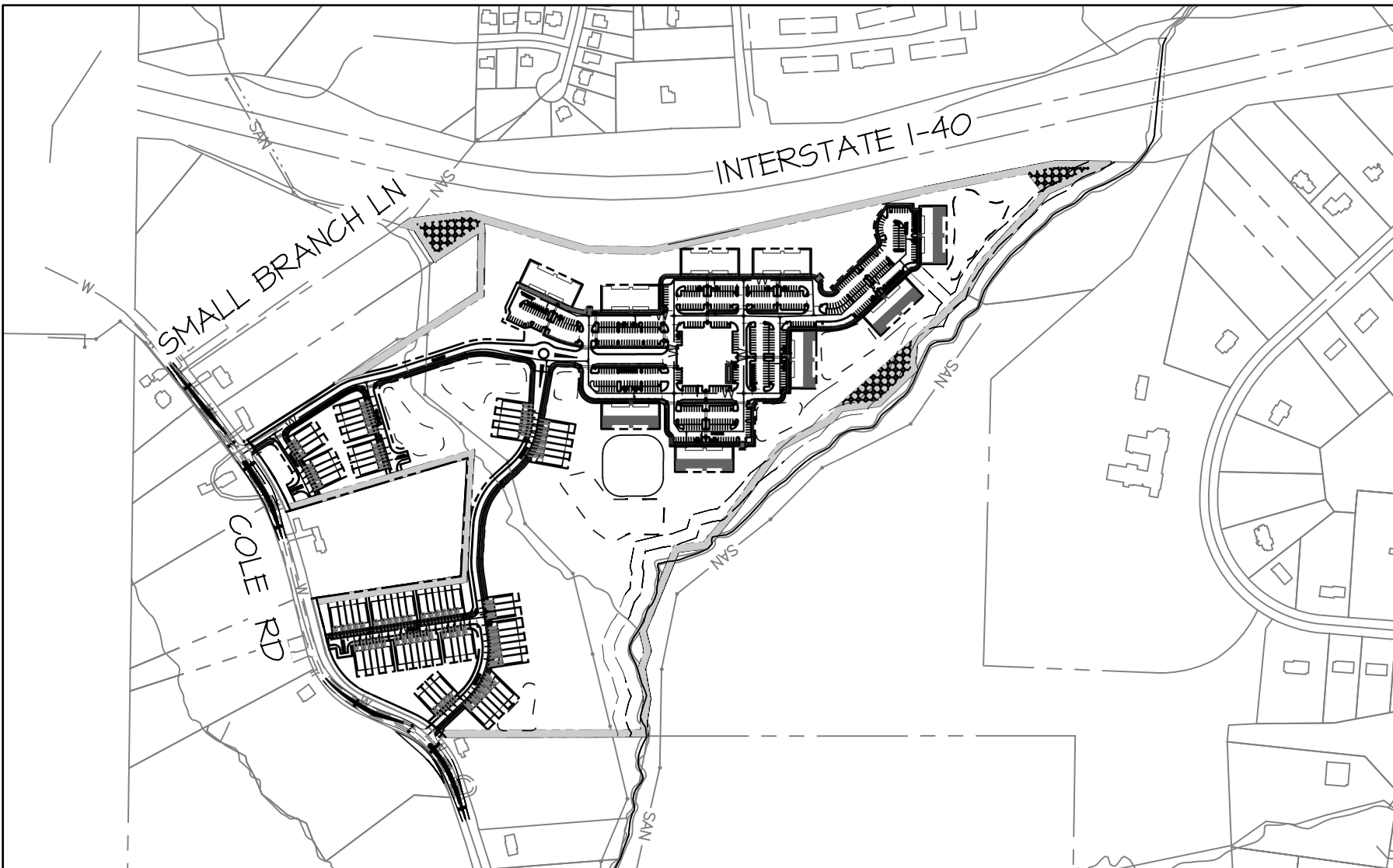
B. Winston Salem Utilities Department
Bryce A. Stuart Municipal Building
100 E First Street.
Winston-Salem, NC 27101
ATTN: Courtney Driver, P.E.
Phone: (336)-747-7315
Email: courtneyd@cityofws.org

D. Winston Salem Erosion Control
Bryce A. Stuart Municipal Building
100 East First Street
Winston-Salem, NC 27101
ATTN: Keith Huff
Phone: (336)-747-6962
Email: keithh@cityofws.org

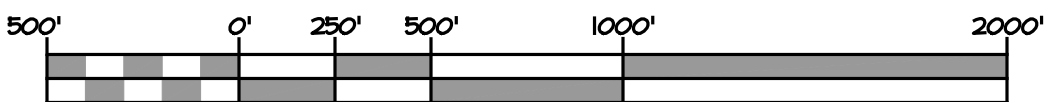
C. NCDOT Division 9
375 Silas Creek Parkway
Winston Salem, 27127
ATTN: Pat Ivey, P.E.
Phone: (336)-747-7800
Email: Pivey@ncdot.gov

PURPOSE STATEMENT

THE PERMITTING AND CONSTRUCTION OF A MULTI-FAMILY DEVELOPMENT CONSISTING OF 78 TOWNHOUSE AND 354 MULTI-FAMILY APARTMENT UNITS IN A SUBDIVISION SERVED BY PUBLIC WATER AND SEWER UTILITIES AND STORMWATER INFRASTRUCTURE INCLUDING A STORM DRAINAGE CAPTURE AND SCM TREATMENT SYSTEM. THE SUBDIVISION WILL ALSO CONSIST OF COMMON OPEN SPACE AND COMMON RECREATION AREA WITH VARIOUS AMENITIES ON SITE.



KEY MAP



Scale: 1 inch = 500 ft.

Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 2,433,169	Total Limits of Land Disturbance (in Square Feet): ____

Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s **83,006** + Square Feet of Existing Utility Easements ____ + Square Feet of Existing Water Bodies and Stormwater Ponds **193,778** = **828,784**

Minimum Tree Save Area Required: ____ 10% **X** 12%

Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X

Minimum TSA (**12** %) = **192,766 SF**

Individual Trees Method Used: ____ Yes ____ No	Tree Stand Method Used: X Yes ____ No	New Trees Used For TSA Credit: ____ Yes ____ No
Number of Trees 6-9" DBH: ____ X 500sf = ____	List the Area of Each Tree Stand Being Saved: TOTAL UNDISTURBED AREA=197,028 SF	Number of Large Variety Trees Planted: ____ X 750sf = ____
Number of Trees 9.01-12" DBH: ____ X 750sf = ____	Describe Each Tree Stand (Age, Health, Species Mix) LANDSCAPE BUFFER TO BE USED TO SATISFY THE MAJORITY OF THE SQUARE FOOTAGE OF THE REQUIRED TREE SAVE AREA. SUPPLEMENTAL TREE SAVE AREAS ARE ALSO PROPOSED. EXISTING VEGETATION TO REMAIN UNDISTURBED TO THE MAXIMUM EXTENT POSSIBLE.	
Number of Trees 12.01-24" DBH: ____ X 1800sf = ____		
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: ____	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: ____
Total Required TSA (in Square Feet): 192,766 SF		
Total TSA provided (in Square Feet): 203,575 SF		

SITE DATA

OWNER	1. VANGUARD PROP & RAMEY DEV CORP. 2. VANGUARD PROPERTIES MS, LLC
PIN	6854-34-4331, 6854-33-1619
DEED BOOK/PAGE	002134/02224, 002134/02224
JURISDICTION	CITY OF WINSTON-SALEM
CURRENT ZONING	R-4, LI
PROPOSED ZONING	RMB-S
LAND USE	PROPOSED: RESIDENTIAL BUILDING: MULTI-FAMILY RESIDENTIAL BUILDING: TOWNHOUSE RESIDENTIAL BUILDING: DUPLEX RESIDENTIAL BUILDING: TOWN HOME PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED DEVELOPMENT	4 MULTI-FAMILY APARTMENT BUILDINGS 4; 3-STORY APARTMENT BUILDINGS (36 UNITS EACH) 144 UNITS (258 DU/AC) 5; 3-STORY FRONT, 4-STORY REAR APARTMENT BUILDINGS (42 UNITS EACH) 210 UNITS (3.76 DU/AC) 78 TOWNHOUSE UNITS (1.40 DU/AC) 432 TOTAL UNITS
TOTAL SITE AREA	55.86 ACRES (GROSS)
FLOOD PLAIN/ZONE	ZONE AE
FIRM PANEL NO	#310685400J
WATER SUPPLY WATERSHED	NONE
WATERSHED PROTECTION	NONE
MINIMUM LOT WIDTH	22' TOWNHOMES
MAXIMUM BUILDING HEIGHT	60'
TYPICAL BUILDING DIMENSIONS	APARTMENTS: 78' L X 186' W TOWNHOUSE: OUTER UNIT: 65' L X 26' W INTERIOR UNIT: 65' L X 22' W
OPEN SPACE	TOTAL COMMON RECREATION AREAS REQUIRED: 100 SF/UNIT 432 UNITS X 100 SF = 43,200 SF/0.99 AC PROVIDED: 15,667 SF/ 1.73 AC COMMON OPEN SPACE PROVIDED: 26.48 AC TOTAL COMMON OPEN SPACE & COMMON RECREATION AREA PROVIDED: 28.21 AC
PARKING	REQUIRED APARTMENTS: 1.5/DWELLING UNIT (1 BEDROOM) 34 UNITS X 150 = 51 1.75/DWELLING UNIT (2 BEDROOM) 107 UNITS X 1.75 = 188 2.0/DWELLING UNIT (3 BEDROOM) 213 UNITS X 2.00 = 426 TOWNHOUSE: 2.0/DWELLING UNIT (3 BEDROOM) 78 UNITS X 2.00 = 156 TOTAL REQUIRED = 821 PROVIDED PARKING LOT = 665 78 UNITS X 2(DRIVEWAY) = 156 TOTAL PROVIDED = 821
BICYCLE PARKING	MAX SPACES PER DEVELOPMENT: 20 TOTAL SPACES PROVIDED: 20
SETBACKS	PROPOSED LOT SETBACKS: FRONT: 20' SIDE: 5' REAR: 20' CORNER: N/A
IMPERVIOUS AREA (EXISTING)	0 SQ FT (0.00%)
IMPERVIOUS AREA (PROPOSED)	ROADS/PARKING LOT: 375,279 SQFT (15.42%) CURB & GUTTER: 48,450 SQFT (2.01%) SIDEWALKS: 57,254 SQFT (2.35%) DRIVEWAYS: 30,840 SQFT (1.30%) ROOFS: 231,615 SQFT (9.52%) TOTAL IMPERVIOUS: 743,443 SQFT (30.57%)

VICINITY MAP

SCALE: 1" = 2,000'

PROJECT TEAM

OWNER(S):	1. VANGUARD PROP & RAMEY DEV CORP. PO BOX 10 BETHANIA, NC 27010 2. VANGUARD PROPERTIES MS, LLC PO BOX 10 BETHANIA, NC 27010 MR. BRUCE HUBBARD BHUBBARD@HUBBARDCOMMERCIAL.COM 336-733-1515
ATTN: EMAIL: PHONE:	
DEVELOPER:	THE CSC GROUP, LLC 10030 GREEN LEVEL CHURCH RD SUITE 802/144 CARY, NC MS. PING CHEN PING@THESCSCGROUP.COM 919-748-0424
ATTN: EMAIL: PHONE:	
LAND PLANNERS: CIVIL ENGINEERS:	MORRIS & RITCHIE ASSOCIATES OF NC, PC 5605 CHAPEL HILL ROAD, SUITE 112 RALEIGH, NC 27607 MR. JEREMY H. KEENEY, PE, PLS JKEENEY@MRAGTA.COM 984-200-2103
ATTN: EMAIL: PHONE:	
ENVIRONMENT CONSULTANT:	MORRIS & RITCHIE ASSOCIATES OF NC, PC 5605 CHAPEL HILL ROAD, SUITE 112 RALEIGH, NC 27607 MR. JAMIE B. GUERRERO, PE, CPSWQ JGUERRERO@MRAGTA.COM 984-200-2103
ATTN: EMAIL: PHONE:	

PRIVATE STREET DATA	
MISTY RISE LN.	1,394 TOTAL LF
MILL GATE AVENUE	1,534 TOTAL LF
PAMLICO BAY DR.	326 TOTAL LF
ROCK CASTLE DR.	256 TOTAL LF
LEYTON LN.	521 TOTAL LF
MAYBANK PL.	54 TOTAL LF
GILPIN WAY	54 TOTAL LF
POPLAR HIGH PLACE	1,785 TOTAL LF
CAMERON DRIVE	1,253 TOTAL LF
TOWNEE DRIVE	44 TOTAL LF

ROAD CONNECTIVITY CALCULATION

12 LINKS WITH 2 CONNECTIONS AND 6 NODES
12*2 / 6 = 2.33

MINIMUM REQUIRED = 1.2

SEWER FLOW

432 UNITS @ 250 GPD/UNIT = 108,000 GPD

FOR SITE PLAN REVIEW ONLY
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS
DURING THE CONSTRUCTION
APPROVAL PROCESS



STATUS: **PRELIMINARY - NOT FOR CONSTRUCTION**

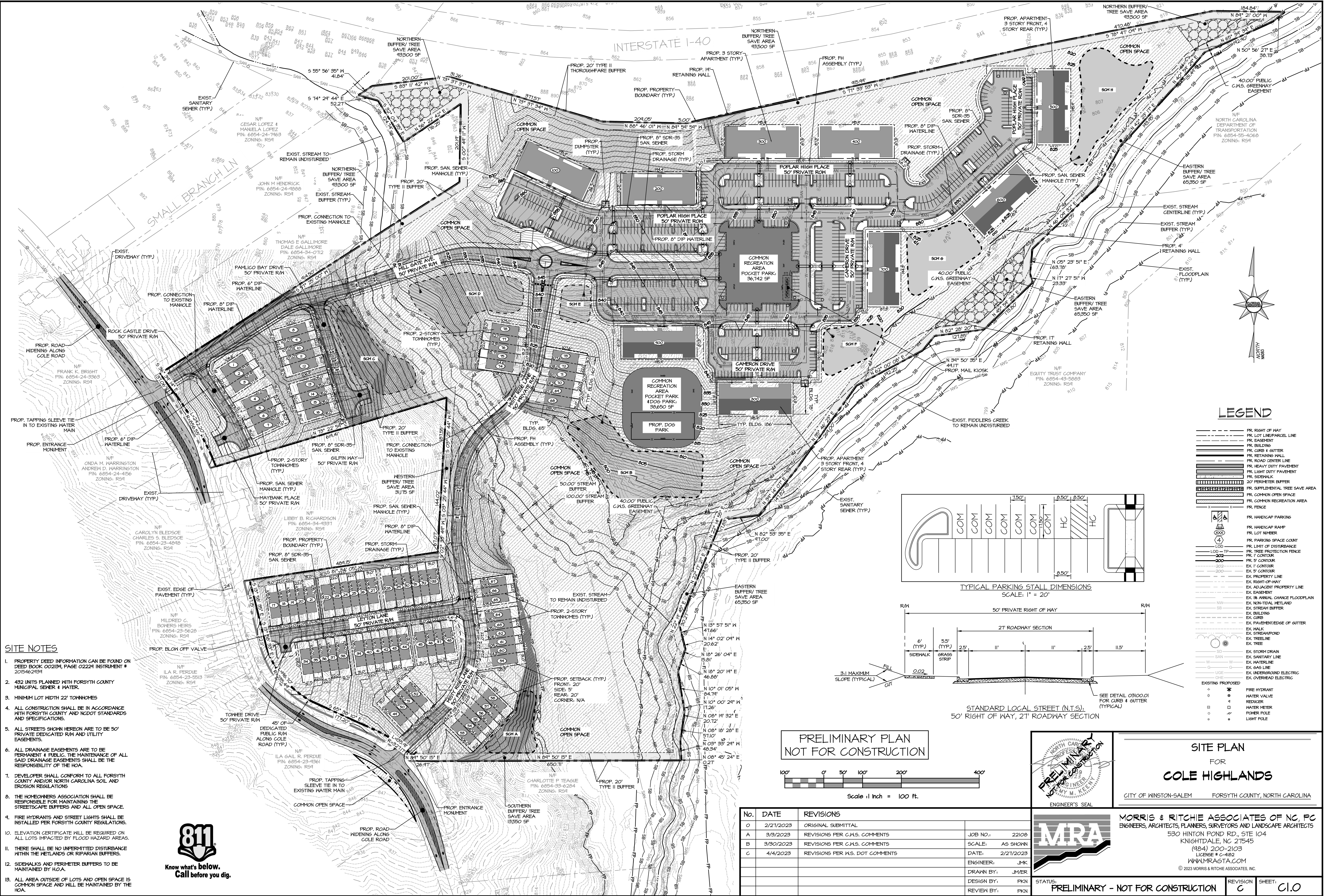
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SHEET: **CO.0**

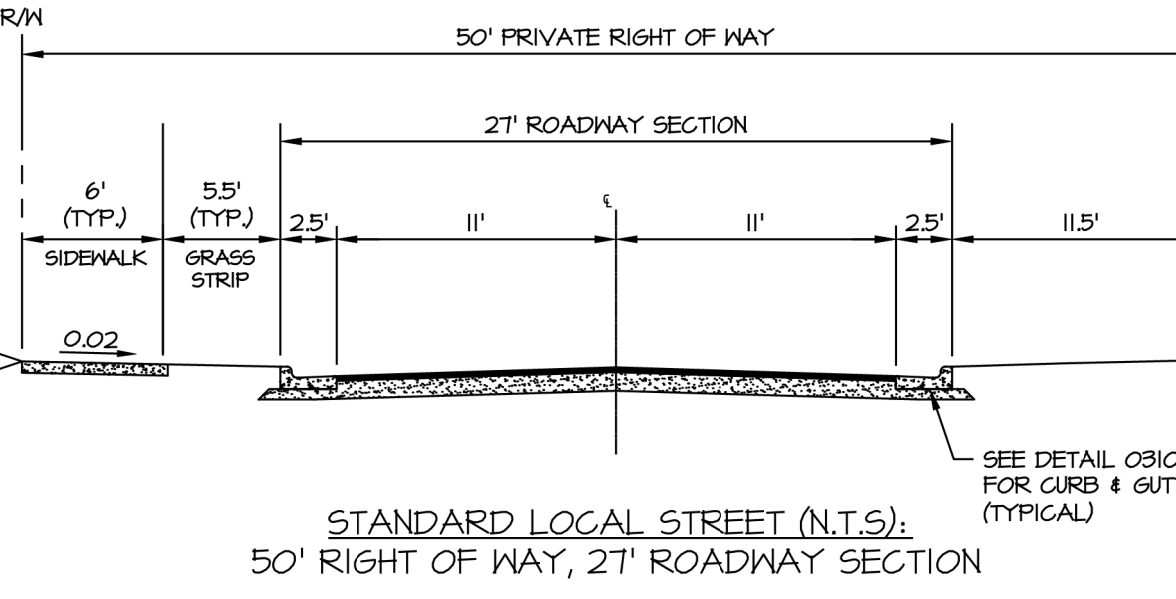
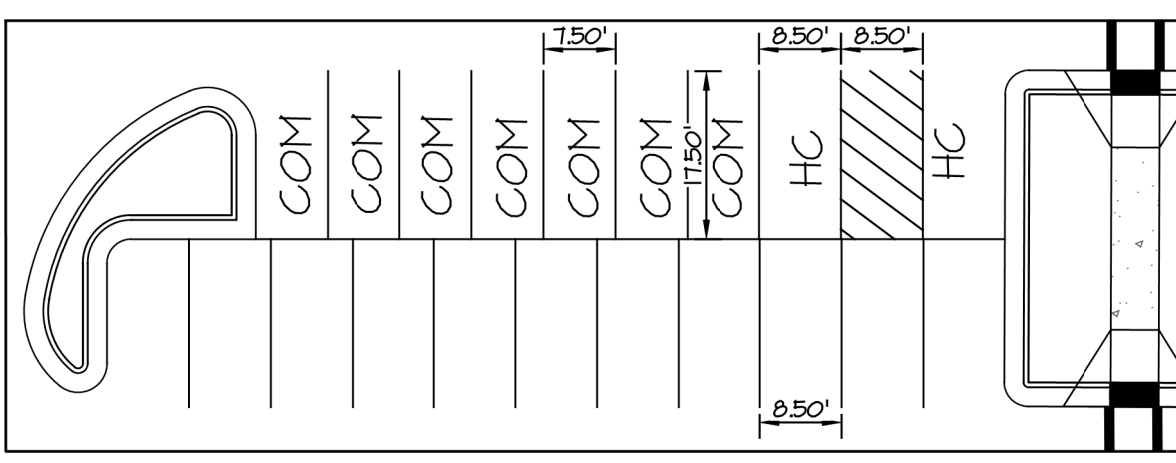
No.	DATE	REVISIONS	JOB NO.:
O	2/21/2023	ORIGINAL SUBMITTAL	22108
A	3/3/2023	REVISIONS PER C.M.S. COMMENTS	SCALE: AS SHOWN
B	3/30/2023	REVISIONS PER C.M.S. COMMENTS	DATE: 2/21/2023
C	4/14/2023	REVISIONS PER W.S. DOT COMMENTS	ENGINEER: JMK
			DRAWN BY: JMER
			DESIGN BY: PKN
			REVIEW BY: PKN

COVER
FOR
COLE HIGHLANDS
CITY OF WINSTON-SALEM FORSYTH COUNTY, NORTH CAROLINA

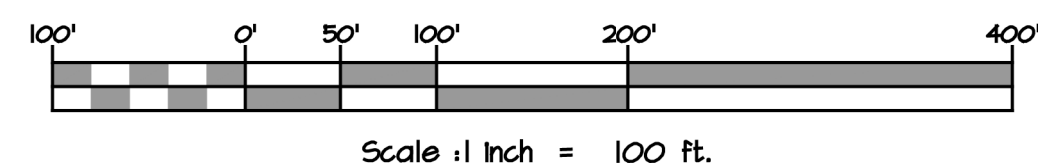
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ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
530 HINTON POND RD., STE 104
KNIGHTDALE, NC 27545
(984) 200-2103
LICENSE # C-4182
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- ### SITE NOTES
1. PROPERTY DEED INFORMATION CAN BE FOUND ON FEED BOOK 002134, PAGE 02224 INSTRUMENT # 2015462434
 2. 432 UNITS PLANNED WITH FORSYTH COUNTY MUNICIPAL SEWER & WATER.
 3. MINIMUM LOT WIDTH 22' TOWNHOMES
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FORSYTH COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.
 5. ALL STREETS SHOWN HEREON ARE TO BE 50' PRIVATE DEDICATED R/W AND UTILITY EASEMENTS.
 6. ALL DRAINAGE EASEMENTS ARE TO BE PERMANENT & FIDELIC. THE MAINTENANCE OF ALL SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOA.
 7. DEVELOPER SHALL CONFORM TO ALL FORSYTH COUNTY AND/OR NORTH CAROLINA SOIL AND EROSION REGULATIONS
 8. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE STREETSCAPE BUFFERS AND ALL OPEN SPACE.
 9. FIRE HYDRANTS AND STREET LIGHTS SHALL BE INSTALLED PER FORSYTH COUNTY REGULATIONS.
 10. ELEVATION CERTIFICATE WILL BE REQUIRED ON ALL LOTS IMPACTED BY FLOOD HAZARD AREAS.
 11. THERE SHALL BE NO UNPERMITTED DISTURBANCE WITHIN THE WETLANDS OR RIPARIAN BUFFERS.
 12. SIDEWALKS AND PERIMETER BUFFERS TO BE MAINTAINED BY HOA.
 13. ALL AREA OUTSIDE OF LOTS AND OPEN SPACE IS COMMON SPACE AND WILL BE MAINTAINED BY THE HOA.



PRELIMINARY PLAN
NOT FOR CONSTRUCTION



No.	DATE	REVISIONS	JOB NO.
O	2/21/2023	ORIGINAL SUBMITTAL	22100
A	3/9/2023	REVISIONS PER C.M.S. COMMENTS	SCALE: AS SHOWN
B	3/30/2023	REVISIONS PER C.M.S. COMMENTS	DATE: 2/21/2023
C	4/4/2023	REVISIONS PER W.S. DOT COMMENTS	ENGINEER: JMK
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			DESIGN BY: PKN
			REVIEW BY: PKN

ENGINEER'S SEAL

SITE PLAN
FOR
COLE HIGHLANDS

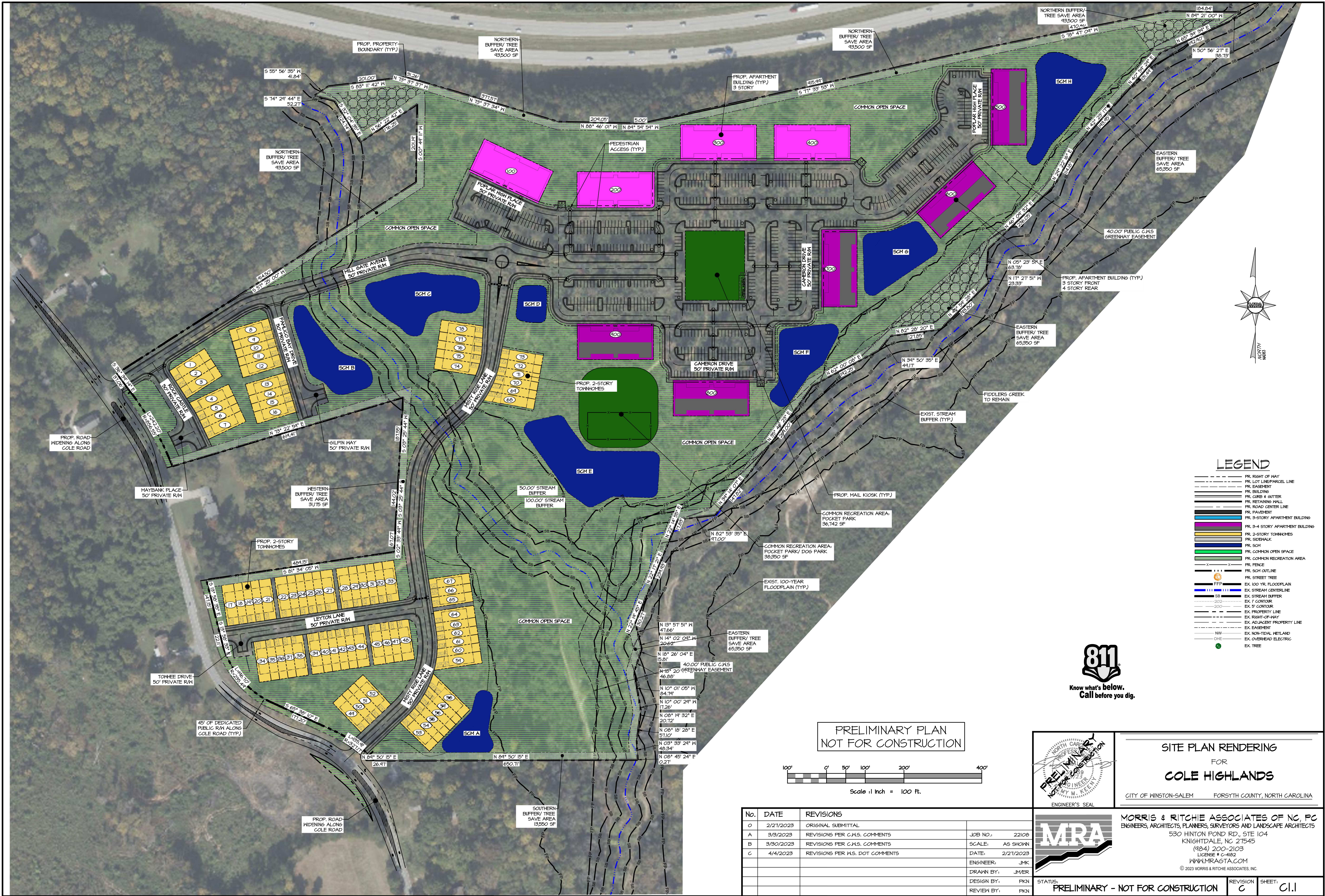
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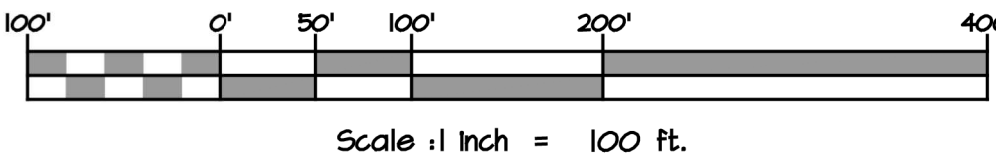
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REVISION: **C**

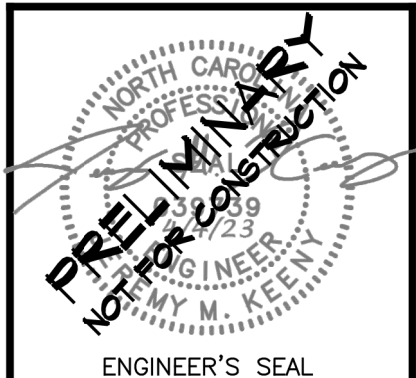
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION



No.	DATE	REVISIONS	JOB NO.
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			DRAWN BY: JMK
			DESIGN BY: PKN
			REVIEW BY: PKN



STATUS: PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN RENDERING FOR COLE HIGHLANDS

CITY OF WINSTON-SALEM FORSYTH COUNTY, NORTH CAROLINA

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REVISION C SHEET: C1.1