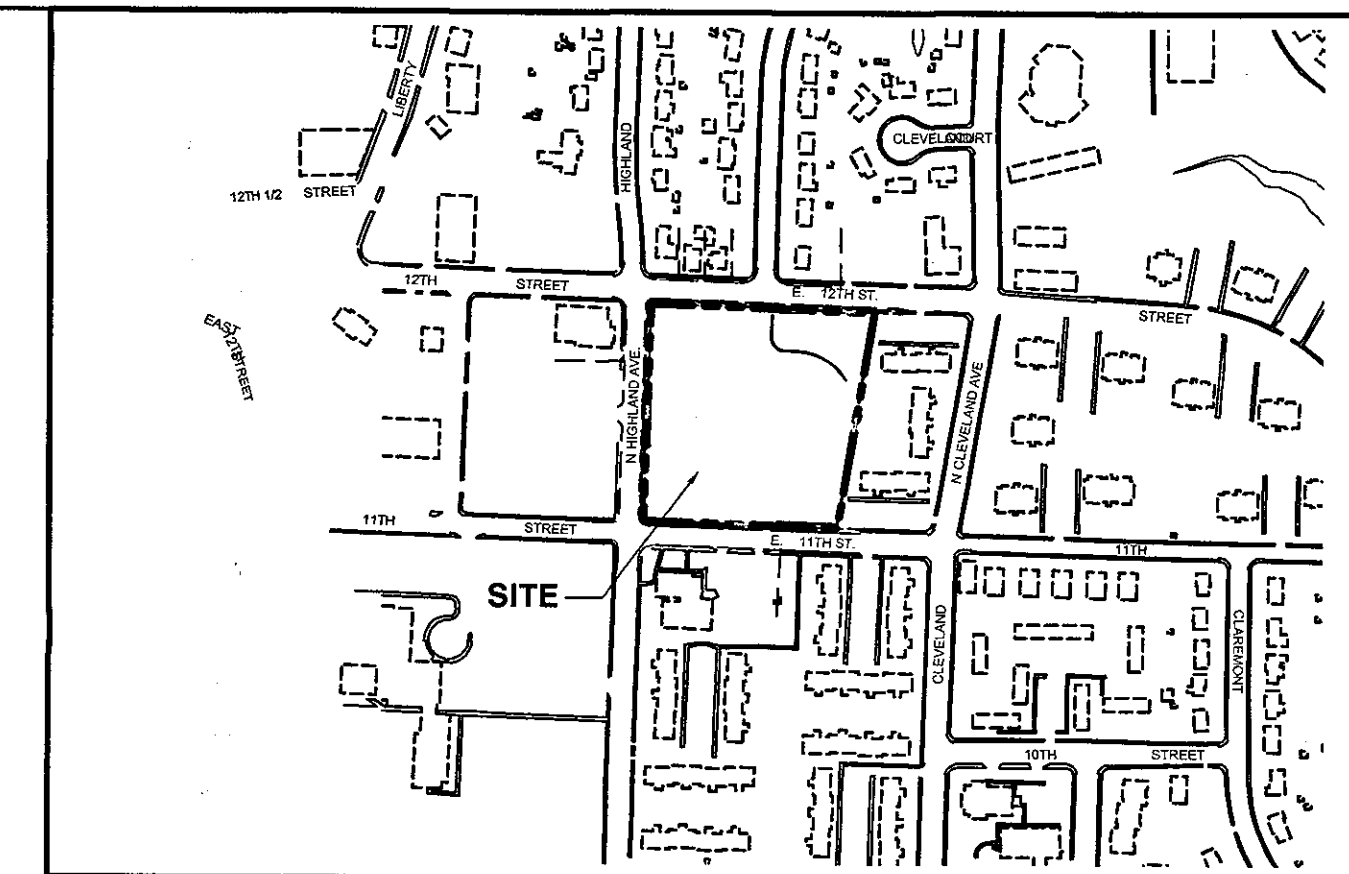
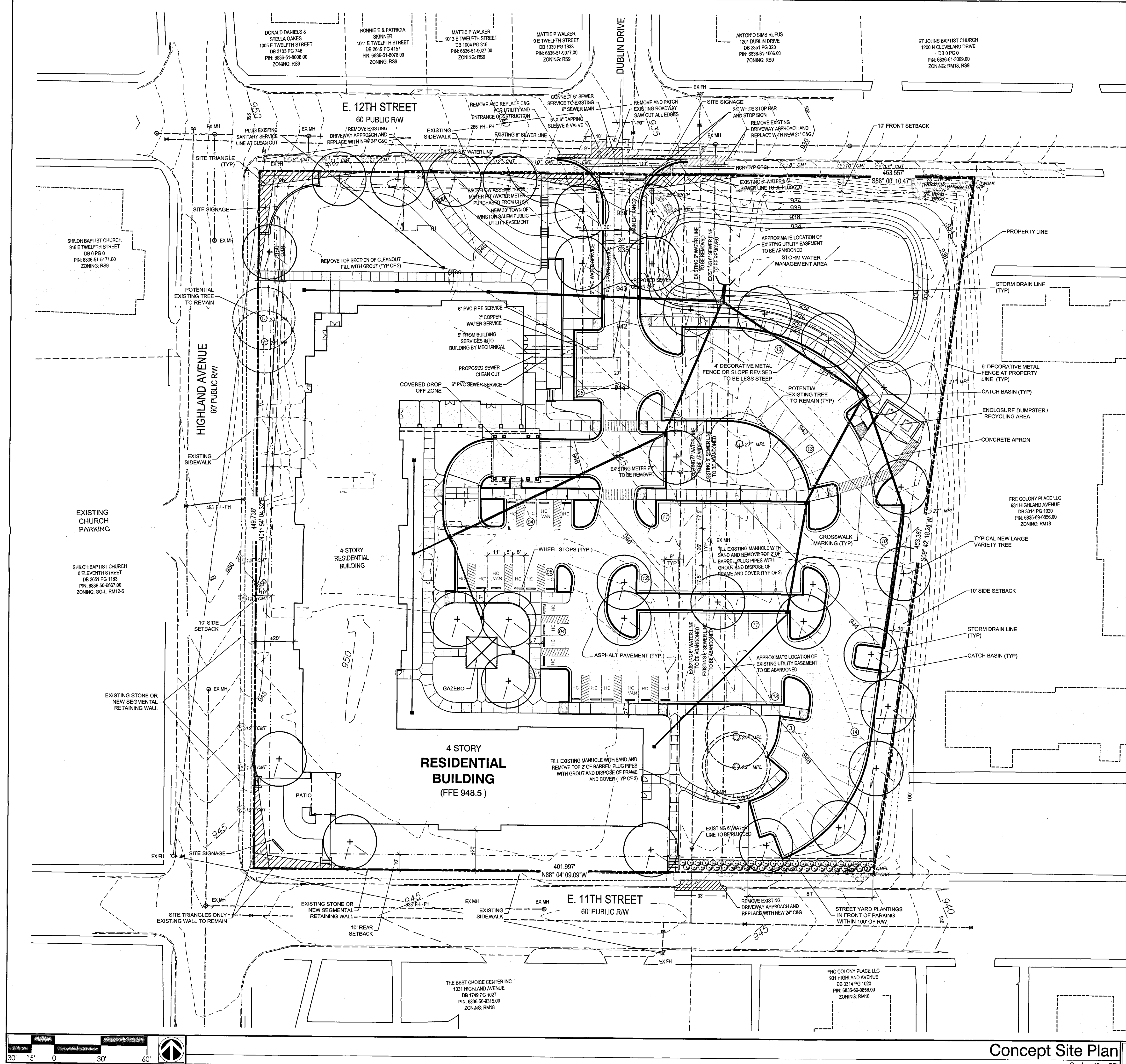




SITE DATA:

Jurisdiction: Winston - Salem, NC

Purpose Statement: The purpose of this request is to rezone from GO-L to RM - U - S

Existing Zoning: GO - L

Proposed Zoning: RM - U - S

Proposed Uses: Residential Building, Multifamily, Duplex, Townhome, Twin Home, Age Restricted Elderly, PRD

Site Acreage: Total Site Acreage: +/- 4.47 Acres

Building Data: Max. Building Height: 4 Stories, Total Heated SF: +/- 141,300 SF, Units Proposed: 120

Site Density: 120 DU / 4.47 Ac: 26.8 DU/Acre

Watershed Data: Site is Not Located Within A Water Supply Watershed District

Site Coverage: Maximum Impervious Area Permitted: N / A

Building To Land:	0.84 Acres	18.8%
Pavement To Land:	1.61 Acres	36.0%
Open Space:	2.02 Acres	45.2%
Parcel Total:	4.47 Acres	100%
Total Impervious:	2.45 Acres	54.9%

Infrastructure: Water - Public, Sewer - Public, Road - N / A

Parking Calculations: Parking Required: 120 UN x 0.75 / UN = 90, Parking Provided: 120 Spaces

Building Setbacks: Front: 10', Rear: 10', Side: 10'

Buffer Yards: N/A

Street Yards: 10' Required as shown

Notes: Topographic & Boundary Information From Survey By Withers Ravelen

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): 194,518	Total Limits of Land Disturbance (in Square Feet):	
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W. =	+ Square Feet of Existing Utility Easements = + Square Feet of Existing Water Bodies and Stormwater Ponds =	
Minimum Tree Save Area Required: 10% = 12%	Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X	
Minimum TSA (12%) = 23,342	Total Required TSA (in Square Feet): 23,342	
Total TSA provided (in Square Feet): 24,000		

Individual Trees Method Used:	Tree Stand Method Used: Yes ___ No ___	New Trees Used For TSA Credit: Yes ___ No ___
Number of Trees 8-9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planned: 32 X 750sf = 24,000
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 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 Planned to Satisfy Minimum TSA: 24,000

*** Existing Tree Note:**
Only a few trees remain on the site and several of those are located within the existing alley surrounded by pavement within a few feet of the tree trunks. As a result the condition of most of these trees is questionable. Therefore, for the purposes of these calculations, replacement trees are being proposed.

PETITIONS/ OWNERS:
PIN #6836-50-9795.00
Housing Authority Of City Of Winston Salem
Address: 500 West Fourth Street Suite 300
Winston-Salem, NC 27101
Phone: 727-8500 Fax: (336) 777-8508
Email: lwoods@haws.org

CLIENT:
The Benoit Group
Address: Marsh Creek Village 6780 Roswell Road, Suite 200
Atlanta, GA 30328
Phone: (678) 514-5900
Email: pwalker@thebenoitgroup.com

CLINE DESIGN
125 N. Harrington St.
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919/833-6413
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JohnW@ClineDesignAssoc.com

WithersRavelen
Our People. Your Success.

THE BENOIT GROUP
OWNERS/DEVELOPERS

HOUSING AUTHORITY of Winston-Salem

The Benoit Group
Sterling at Shiloh Village
1125 Highland Avenue
Winston Salem, North Carolina

Preliminary
Not For Construction

PROJECT: 016164
DATE: 01.30.2017

REVISIONS:	DATE
Resp. to 1st Sub City Cmnts	02.03.17
Resp. to 2nd Sub City Cmnts	03.01.17

DRAWN BY: DG
CHECKED BY: JW

Re zoning
Plan

W-3324 Revised File Copy