CONTINUANCE REPORT

DOCKET: PBR 2023-06
STAFF: Bryan Wilson

Petitioner(s): Urban Development Group LLC (Salem Crest Apartments)

REQUEST

153 Apartment units in a RM18 District.

Acreage: ± 12.9 acres

LOCATION:

Street: Both sides of Salem Crest Lane, east of Legacy Park Lane.
Jurisdiction: Winston-Salem

CONTINUANCE REQUEST:

The petitioner is asking the Planning Board to continue to the July 13, 2023, Planning Board meeting to work out various site plan issues.
PLANNING BOARD REVIEW

153 Apartment units in RM18
Zoning
(continued from 04/13/2023)

CASE: PBR 2023-06

PIN: 6824-33-3193

SCALE: 1" represents 300'

STAFF: Wilson

GMA: 3

ACRES: 12.90

MAP(S): 6824.03
**SITE DATA TABLE**

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>ZONED</th>
<th>SF REQUIRED</th>
<th>PAVED AREA</th>
<th>PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 PER UNIT</td>
<td>26'</td>
<td>100</td>
<td>124'</td>
<td>50</td>
</tr>
</tbody>
</table>

**DUKE ENERGY SHALL BE CONTACTED ABOUT**

- **BICYCLE PARKING**
- **SITE LIGHTING**
- **REQUIRED BY OTHERS**

**PROPOSED BUILDING**

- **MAX. BUILDING HEIGHT**
- **FEMA EFFECTIVE DATE**
- **MIN. SIDE SETBACK**
- **PROPOSED USE**

**SOIL TYPE**

- **DUMPSTER**
- **DRIVEWAY**
- **EXISTING 20' DRIVEWAY**
- **EXISTING 129' DRIVEWAY**

**PUBLIC / PRIVATE INFRASTRUCTURE:**

- **THE WATER MAIN ALONG SALEM CREST LANE IS PUBLIC & MAINTAINED BY**
- **SALEM CREEK**
- **PRIVATE STREET LENGTH**
- **PRIVATE STREET TO PRIVATE STREET**

**COMMON RECREATION AREA 2**

- **COMMON RECREATION AREA CALCULATION**

**IMPERVIOUS CALCULATION**

- **PERCENTAGE**

**PARKING CALCULATION**

- **561,944 SF**
- **108'**
- **100 SF / UNIT (15,300 SF)**

**PROJECT BOUNDARY**

- **BUILDING 2 SIGN**
- **BUILDING 1 SIGN**
- **WALL #3**
- **WALL #2**

**SIDEWALK**

- **15' - TYPE II BUFFER**
- **52 PARKING SPACES**
- **BMP**

**GREENWAY**

- **90'**
- **SALEM CREST APARTMENTS**
- **INTERSTATE 40 - EAST**

**ALIZZI & ASSOCIATES**

- **HensonFoley**
- **Landscape Architecture      Civil Engineering**
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**EX02 - PLANNING BOARD SUBMITTAL.DWG**

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