

### SITE DATA

**Jurisdiction**  
Winston-Salem, NC

**Purpose Statement**  
The purpose of this request is for a Special Use Permit to allow for the mining, quarry, and extractive industry use for a GI zoned property.

**Zoning**  
Existing Zoning: GI  
Proposed Zoning: GI

**Site Acreage**  
Total Site Acreage: 16.60 Acres +/-

**Watershed Data**  
The site is not located within a water supply watershed district

**Site Coverage**

Maximum Impervious Area Permitted:	N/A
Building to Land:	0.26 Acres +/- 1.57 %
Pavement to Land:	7.71 Acres +/- 46.45 %
Open Space:	8.63 Acres +/- 51.98 %
Parcel Total:	16.60 Acres +/- 100.00 %

**Total Impervious:** 7.97 Acres +/- 48.02 %

**Infrastructure**

Water:	Public
Sewer:	Public
Road:	N/A

**Building Data**

Max. Building Height:	70'/unlimited
Building 1 Size:	9,945 SF +/-
Building 2 Size:	1,102 SF +/-
Building 3 Size:	154 SF +/-
Total Building Size:	11,201 SF +/-

**Building Setbacks**

Front:	40'
Rear:	20'
Side:	0.5/12'
Street:	20'
Zoning-Specific:	50' adjacent to GI zoning 100' adjacent to MU-S zoning

**Parking Calculations**

**Vehicle Parking**  
Mining, Quarry, or Extractive Industry:  
1 space + 1 s pace per employee on largest shift

Parking Required:	25 Spaces
Parking Provided:	27 Spaces +/-

**Bufferyards**

Type Required: None  
Type Provided: 40' Type III plantings with 6' +/- earthen berm as depicted on site plan

**Streetyards**

Type Required: N/A

**stimmel**  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
P: 336.723.1067 F: 336.723.1069  
E: frontdesk@stimmelpa.com  
www.stimmelpa.com

SEALS:  
**PRELIMINARY DRAWING**  
SEAL  
NOT APPROVED FOR CONSTRUCTION  
PROJECT NAME & LOCATION:

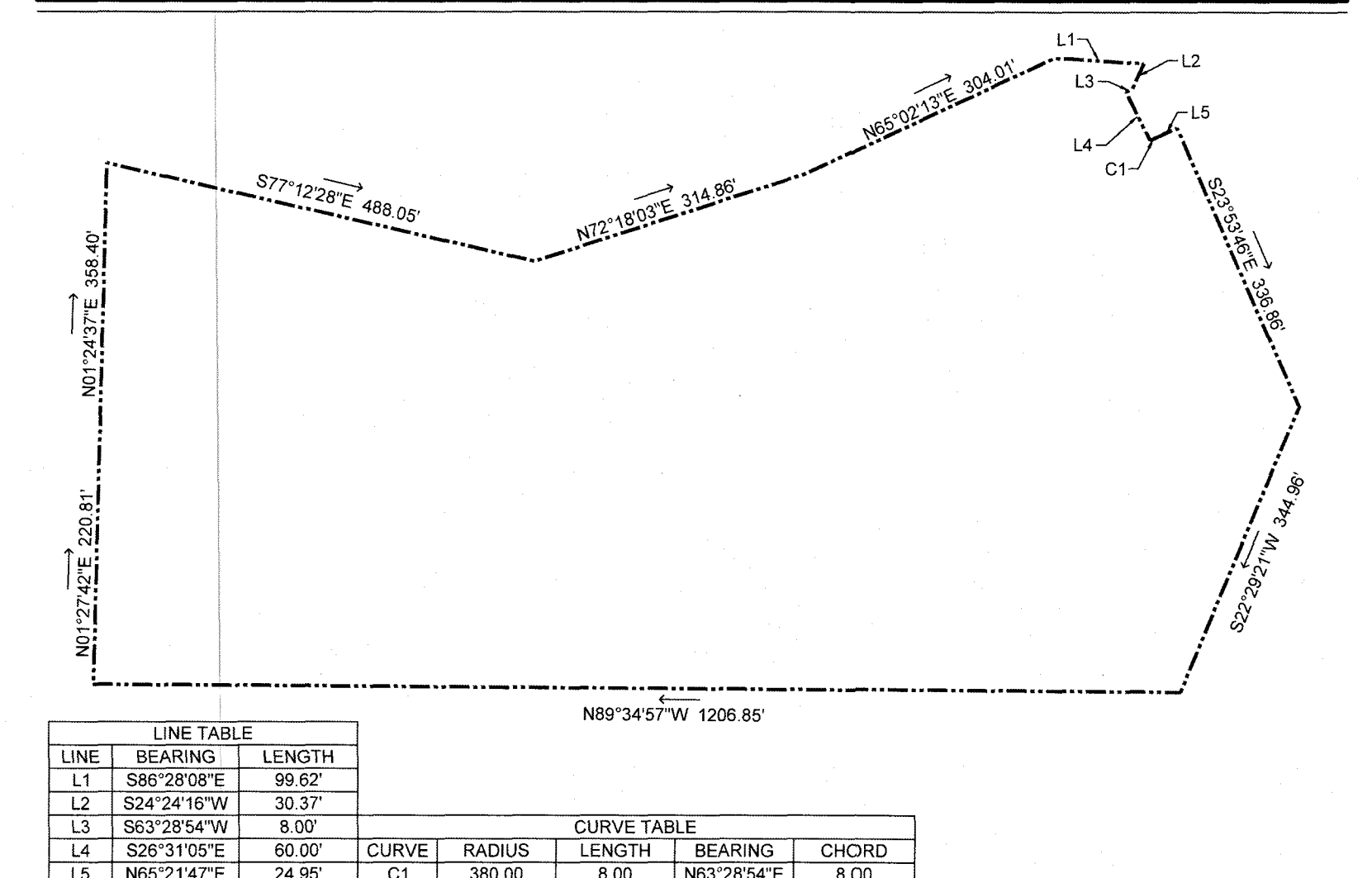
# VULCAN LANDS, INC.

## 885 PINEBROOK KNOLLS DR

### WINSTON-SALEM, NC

**W-3392 (REVISED)**

### BEARINGS AND DISTANCES



### TREE SAVE AREA CALCULATION

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	722,999	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded from TSA</b>			
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	24,014	Total Excluded Area:	24,014
<b>Minimum Tree Save Area Required:</b>	X 10%	12%	
<b>Total Required Tree Save Area (in square feet)</b>	722,999	24,014	X 0.10 69,899
<b>Total Site Size / or Limits of Land Disturbance</b>	Excluded Area	Minimum TSA	Total Required Tree Save Area
<b>Individual Tree Method Used:</b>		<b>Tree Stand Method Used:</b>	
Yes	X	No	
Number of Trees 6-9"		List the Area of Each Tree Stand Being Saved:	
DBH: 0	X 500 SF = 0	Area 1:	27,437
Number of Trees 9.01-12"		Area 2:	24,201
DBH: 0	X 750 SF = 0	Area 3:	
Number of Trees 12.01-24"		Area 4:	
DBH: 0	X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 24.01-36"		<b>Tree Save Areas</b>	
DBH: 0	X 3000 SF = 0		
Number of Trees Larger Than 36.01"		<b>Canopy Trees Added</b>	
DBH: 0	X 4000 SF = 0		
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>	0	<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>	51,638
<b>Total Required TSA (in square feet)</b>		<b>Total TSA Provided (in square feet)</b>	
69,899		70,388	

### NOTES

**Boundary Information from ...**  
Survey dated September 2, 2017 by Ascension Land Surveying P.C. located at 116 Williams Road, Mocksville, NC 27028.

**Topographic Information from ...**  
Digital WSCF planimetric data.

**General Notes**

- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
- Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility locations are schematic. Final layout may change per final engineered documents. Modification to the proposed location of stormwater devices shall require review by Planning Staff.

**PROPOSED USES**

Animal Feeding Operation; Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Bulk Storage of Petroleum Products; Fuel Dealer; Micro-Brewery or Micro-Distillery; Motor Vehicle Wrecking and Dismantling Yard; Storage Trailer; Wholesale Trade A; Wholesale Trade B; Adult Establishment; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel; Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility; Public; Academic Biomedical Research Facility; Animal Shelter; Public; Church or Religious Institution; Community; Church or Religious Institution, Neighborhood; Correctional Institution; Dirt Storage; Government Offices, Neighborhood; Organization, or Post Office; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris, Landfill, Sanitary, Police or Fire Station; Postal Processing Facility; Recycling Center; School; Vocational or Professional; Solid Waste Transfer Station; Manufacturing A; Manufacturing B; Manufacturing C; Asphalt and Concrete Plant; Borrow Site; Hazardous Waste Management Facility; Meat Packing Plant; Mining, Quarry, or Extractive Industry; Recycling Plant; Storage and Salvage Yard; Access-Easement, Private Off-Site; Airport, Private; Airport, Public; Heliport; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Terminal, Freight; Transmission Tower; Utilities

**ADJACENT OWNERS**

Lot #	PIN	Block Lot	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6828-47-6823.00	6244A003A	1878-3581	Low es Home Centers Inc	1000 Low es BLVD Mooresville, NC 28117	MU-S
2	6828-98-3520.00	6322207	3158-660	Gateway Management Services Ltd	190 Charois BLVD Winston-Salem, NC 27103	GI, HB-S
3	6828-98-9158.00	6322001B	3008-4170	Northern Quarters Owners Association Inc	154 Charois BLVD Winston-Salem, NC 27103	GI
4	6828-68-8390.00	6322004	2900-4291	HHP Oak Plaza LLC	120 Central St PARK, APT 11D New York, NY 10019	GI
5	6828-77-1941.00	6322006	1948-3091	Funk, Jerome T Sr Family Ltd Pa	2036 Hilltop DR Winston-Salem, NC 27106	GI
6	6828-77-5276.00	4841001L	2410-1273		Vestavia, AL 35242	GI
7	6828-67-0316.00	4841001N	3410-3752	Vulcan Lands Inc	1200 Urban Center DR Birmingham, AL 35242	GI
8	6828-57-1282.00	4841136	1868-1369		Vestavia, AL 35242	GI

**VULCAN LANDS, INC.**  
885 PINEBROOK KNOLLS DR  
OWNERS/PETITIONERS:  
PIN#: 6828-67-0736.00  
Deed Bk-Pg: 1947-1604  
Wilson Cook Medical Inc c/o Bryan Griswold  
4500 Bethania Station Road  
Winston-Salem, NC 27105  
P: (336) 744-0157  
E: bryan.griswold@cookmedical.com

PREPARED BY:  
**stimmel**  
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
www.stimmelpa.com 336.723.1067  
frontdesk@stimmelpa.com

SCALE: 1" = 60'

PLANS FOR:

PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

MARK	DATE	DESCRIPTION
	12/04/18	PER CITY COMMENTS

CIENT:  
Mrs. Denise Hallett  
Vulcan Lands, Inc.  
4401 N. Patterson Avenue  
Winston-Salem, NC 27105  
P: (336) 744-2032  
E: hallettd@vmcmail.com

SHEET TITLE:  
**Rezoning Submittal**

**G-801**