

NOTES

- THE SITE IS CURRENTLY UNDEVELOPED. DUE TO STEEP TOPOGRAPHY, MOST TREES WILL BE CLEARED.
- TOTAL IMPERVIOUS AREA TO LAND = 115,145SF - 56.6%
- THERE ARE NO STREAMS, NATURAL DRAINAGE WAYS, FLOODWAYS, FRINGE AREAS, WOODED OR OTHER NATURAL AREAS ON THE PROPERTY OR IN THE VICINITY OF THE PROJECT.
- REQUIRED SETBACKS ARE:
 - FRONT: 0 FT
 - SIDE: 25 FT
 - REAR: 25 FT
- NC DOT HAS A PROJECT PLANNED FOR THE NEXT COUPLE OF YEARS TO ADD A RIGHT TURN LANE AT THE SIGNAL OF COUNTRY CLUB AND MEADOWLARK. THESE TWO PROJECTS WILL NEED TO BE COORDINATED.

REVIEW INFORMATION

Type of Review:

- Special Use Rezoning
- Site Plan Amendment
- Special Use Permit (Elected Body Only)
- Final Development Plan
- Preliminary Subdivision
- Planning Board Review

Jurisdiction:

- City of Winston-Salem
- Forsyth County
- Village of Clemmons
- Town of Walkertown

Purpose Statement: The purpose of this request is to OBTAIN REZONING APPROVAL FOR THE PROPOSED USES ON 4.49 ACRE PARCEL C, 1.54 ACRE PARCEL D, AND 1.49 ACRE PARCEL E.

SITE PLAN LEGEND

ZONING

Existing Zoning: HB-S (TWO PHASE)

Proposed Zoning: HB-S (TWO PHASE)

PROPOSED USES: RETAIL AND HOME FURNISHINGS STORE, FOOD OR DRUG STORE, FURNITURE AND HOME FURNISHINGS STORE, NURSERY, LAWN AND GARDEN SUPPLY STORE, RETAIL RESTAURANT, OUTDOOR DRIVE THROUGH SERVICE RESTAURANT (WITH DRIVE THROUGH SERVICE), RETAIL SERVICE CENTER, SERVICE AND REPAIR SERVICES, BUILDING CONTRACTORS, GENERAL CAR WASH, FURNACE, HOME MAINTENANCE, SERVICE, MOTOR VEHICLE REPAIR AND MAINTENANCE, OFFICES, SERVICE, A TESTING AND RESEARCH AND RESEARCH SERVICES, PROCTOR THEATRE, RESEARCH, MEDICAL RESEARCH FACILITY, ACADEMIC MEDICAL CENTER, CHILD CARE, OFFICE, CHURCH, ORIGINATOR, INSTITUTION, MEMORIALS, CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY GOVERNMENT OFFICES, INCORPORATED ORGANIZATION, OR POST OFFICE, HEALTH CARE HEALTH CENTER, RETAIL/RECREATIONAL TRAINING FACILITY, AND SCHOOL, VOCATIONAL OR PROFESSIONAL.

DENSITY CALCULATIONS

of Units or Lots: 1

Density: 1 Units/Lots per Acre

OFF-STREET PARKING (if applicable)

Proposed Use(s): FOOD STORE (PARCEL C)

Required Parking: 1 Spaces / 225SF

Actual Parking: 183 SPACES

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required: 1

Loading/Unloading Spaces Provided: 2

Size: 12 ft X 80 ft

*LOADING/UNLOADING SPACE WILL ACCOMMODATE ANY SIZE DELIVERY VEHICLE.

BUFFERYARDS

Adjoining Zoning: RM-12, MU-S

Type Required: TYPE 2

Width Provided: 15 ft.

WATERSHED CALCULATIONS

This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.

- WS-III Watersheds - Salem Lake, Abbots Creek, and Lake Brandt
- WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	X	X

Linear feet of public streets: 425 ft.

SITE SIZE AND COVERAGES

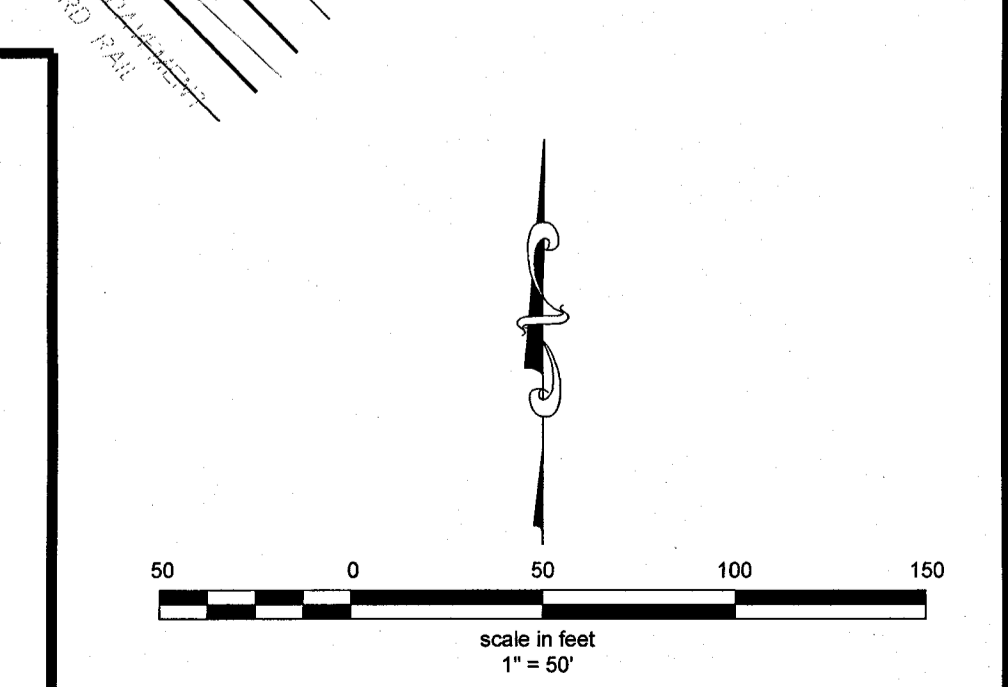
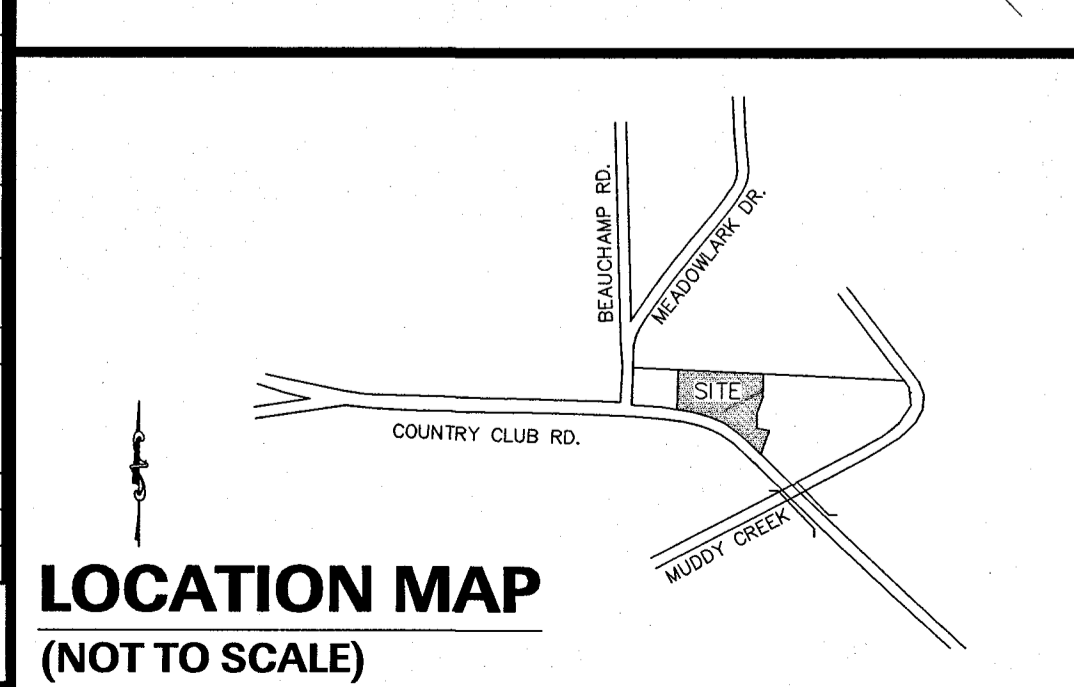
	PARCEL C	PARCEL D	PARCEL E
TOTAL ACREAGE:	4.49 AC	1.54 AC	1.49 AC
SITE COVERAGES:			
BUILDING TO LAND	21.1%	TBD	TBD
PAVEMENT TO LAND	57.4%	TBD	TBD
OPEN SPACE	21.5%	TBD	TBD
BUILDING SQUARE FOOTAGE:	41,179 SF	TBD	TBD
BUILDING HEIGHT:	25.0'	TBD	TBD

PROPERTY INFORMATION

PIN #'s PORTION OF 5895-55-8877.00

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): 195,897	Total Limits of Land Disturbance (in square feet): 195,897
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s = 0 + Square Feet of Existing Utility Easements = 0 + Square Feet of Existing Water Bodies and Stormwater Ponds = 0 = 0	
Minimum Tree Save Area Required: X 10% = 12%	
Total Required Tree Save Area (in square feet): Total Site Size x (10%) = 19,589 sf	
Individual Trees Method Used: Yes X No	Tree Stand Method Used: Yes X No
Number of Trees 6-9" DBH: 0 x 500 sf = 0	List the Area of Each Tree Stand Being Saved: 0 SF
Number of Trees 9.01-12" DBH: 0 x 750 sf = 0	Describe Each Tree Stand (Age, Health, Species Mix):
Number of Trees 12.01-24" DBH: 0 x 1800 sf = 0	
Number of Trees 24.01-36" DBH: 0 x 3000 sf = 0	
Number of Trees Larger Than 36.01" DBH: 0 x 4000 sf = 0	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 sf	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0 sf
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 23,250 sf
	Total Required TSA (in square feet): 19,589 sf
	Total TS Provided (in square feet): 23,250 sf



APPROVED

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REZONING SITE PLAN

Drawing No. 1