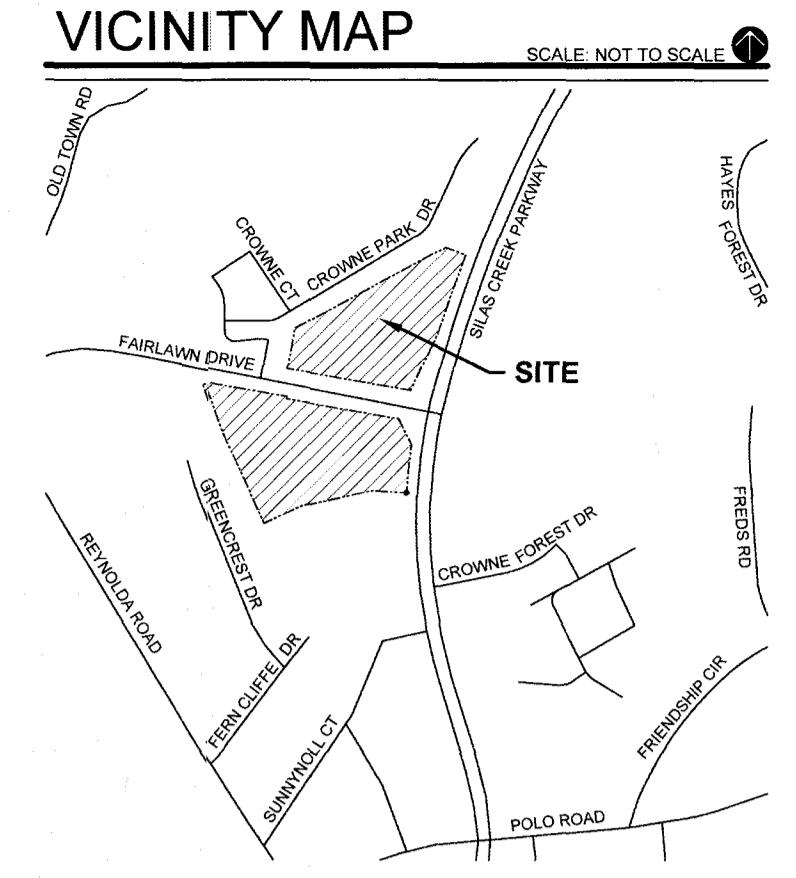


TRACT 1
5.87 AC +/-
(FORMER TRACT 8)

SITE AMENDMENT AREA



PROPOSED USES

(FORMERLY TRACTS 4 & 8)
 Residential Building, Townhouse, Residential Building, Multifamily, Combined Use, Life Care Community, Arts and Crafts Studio, Food or Drug Store, Furniture and Home Furnishings Store, Nursery, Lawn and Garden Supply Store, Retail, Restaurant (without drive-through service), Restaurant (with drive-through service), Retail Store, Shopping Center, Shopping Center, Small Banking and Financial Services, Bed and Breakfast, Car Wash, Funeral Home, Hotel or Motel, Motor Vehicle, Rental and Leasing, Motor Vehicle, Repair and Maintenance, Offices, Services, A, Testing and Research Lab, Veterinary Services, Recreation Services, Indoor, Recreation Facility, Public, Swimming Pool, Private, Theater, Indoor, Academic Biomedical Research Facility, Academic Medical Center, Adult Day Care Center, Child Care, Drop-in, Child Care Institution, Child Care, Sick Children, Child Day Care Center, Church or Religious Institution, Community, Church or Religious Institution, Neighborhood, College or University, Government Offices, Neighborhood Organization, or Post Office, Hospital or Health Center, Institutional Vocational Training Facility, Library, Public, Museum or Art Gallery, Nursing Care Institution, Police or Fire Station, School, Private, School, Public, School, Vocational or Professional, Park and Shuttle Lot, Parking, Commercial, Utilities

SITE DATA

Jurisdiction
 Winston-Salem, NC

Purpose Statement
 The purpose of this request is for a Site Plan Amendment to convert the previously approved banking and financial services use granted in case W-3343 to motor vehicle repair and maintenance use.

Zoning
 Existing Zoning: GB-S
 Proposed Zoning: GB-S

Site Acreage
 Tract 1 (Former Tract 8): 5.87 Acres +/-

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

Site Coverage
 Maximum Impervious Area Permitted: N/A

Overall Tract

Building to Land:	1.11 Acres +/-	18.91 %
Pavement to Land:	3.21 Acres +/-	54.68 %
Open Space:	1.55 Acres +/-	26.41 %
Parcel Total:	5.87 Acres +/-	100.00 %

Tract 1 (Former Tract 8): 4.32 Acres +/- 73.59 %
 Overall Total Impervious:

Motor Vehicle Facility Parcel

Building to Land:	0.14 Acres +/-	16.09 %
Pavement to Land:	0.33 Acres +/-	37.93 %
Open Space:	0.40 Acres +/-	45.98 %
Parcel Total:	0.87 Acres +/-	100.00 %

Motor Vehicle Facility Parcel Total Impervious: 0.47 Acres +/- 54.02 %

Infrastructure

Water:	Public
Sewer:	Public
Road:	N/A

SITE DATA CONTINUED

Building Data

Max. Building Height:	60'/unlimited
Retail:	9,000 SF +/-
Food Store:	36,000 SF +/-
Motor Vehicle Facility:	6,300 SF +/-
Total Building Size:	51,300 SF +/-

Building Setbacks

Front:	N/A
Rear:	N/A
Side:	N/A
Street:	N/A
Other:	40' Adjacent to Residential

Parking Calculations

Retail:	1 space per 300 SF
Parking Required:	30 Spaces
Parking Provided:	44 Spaces +/-
Loading Spaces Required:	1 Space
Loading Spaces Provided:	1 Space +/-

Food Store: 1 space per 225 SF
 Parking Required: 160 Spaces
 Parking Provided: 167 Spaces +/-
 Loading Spaces Required: 1 Space
 Loading Spaces Provided: 2 Spaces +/-

Motor Vehicle Repair and Maintenance: 3 spaces per service bay + 1 space per 575 SF GFA for parts sales (2400 sf) + 1 space per tow truck (no tow truck)
 Parking Required: 25 Spaces
 30% Reduction per GB: 7 Spaces
 Total Parking Required: 18 Spaces
 Parking Provided: 21 Spaces +/-
 Loading Spaces Required: NA

Bufferyards

Type Required:	Minimum 15' Type III
Type Provided:	15' Type III

Streetyards

Type Required:	Minimum 10'
Type Provided:	10'

NOTES

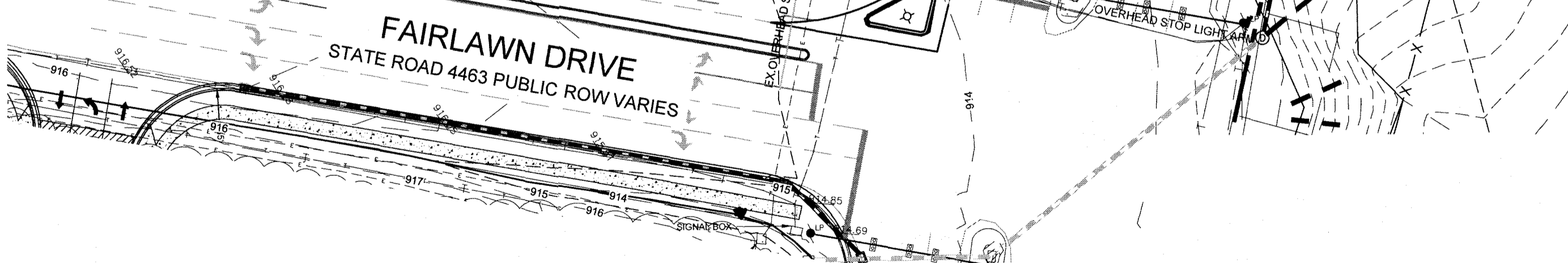
Boundary and Topographic Information from ...
 Survey dated April 8, 2012 by EAS Professionals located at 153 Brozzini Court, Suite C, Greenville, SC 29615.

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 layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
- Stormwater management provided by common pond within adjacent multifamily development.
- Retail/Restaurant use mix are conceptual. Building SF for each use may vary and locations may shift. Parking shall meet code requirements based on use SF.
- Proposed entrance on Tract 4 parcel to be full access until development of other Tract 4 parcels or Tract 8.

TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	255,586	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	7,337
Square Feet of Existing Utility Easements:		Total Excluded Area:	7,337
Minimum Tree Save Area Required:	X 10%	12%	
Total Required Tree Save Area (in square feet)	25,558	7,337	X 0.10
			24,825
Total Site Size / or Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area
Individual Tree Method Used:	Tree Stand Method Used:	New trees Used for TSA Credit:	
Yes X No	Yes X No	X Yes	No
Number of Trees 6-9" DBH: 0 X 500 SF = 0	List the Area of Each Tree Stand Being Saved: Area 1: Area 2: Area 3: Area 4:	Number of Large Variety Trees Planted	35 X 750 SF = 26,250
Number of Trees 9.01-12" DBH: 0 X 750 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.		
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			
	Tree Save Areas		Canopy Trees Added
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:
0	0	24,825	26,250
Total Required TSA (in square feet)			
		24,825	
Total TSA Provided (in square feet)			
		26,250	



ADJACENT OWNERS

Lot #	PIN	Block	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6817-83-4588.00	3444251	3320-1646	Lati US Operations LLC	3500 S Clark St. Arlington, VA 22202	CB-S
2	6817-84-3029.00	3444301A	1998-2680	Crown ne at Fairlawn Associates	PO Box 530292 Birmingham, AL 35253	RM12-S
3	6817-94-5329.00	3444041N	2181-4115	Liberty Healthcare Properties of Silas Creek LLC	2334 S Forty First Wilmington, NC 28403	RM18-S
4	6817-93-1154.00	3444013B	3325-4208	Perry, Clifford W & Julia Booker	1 W 4th St Winston-Salem, NC 27101	GB-L; LO-L

W-3393 (REVISED)

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:

SUNNYNOLL DEVELOPMENT
- TRACT 1 (FORMER TRACT 4 & TRACT 8)
WINSTON-SALEM, NC

PLANS FOR:

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

CLIENT:
 Mr. Jim Tredwell
 TBC Corporation
 4300 TBC Way
 Palm Beach Gardens, FL 33410
 (561) 383-3000 ext 2707
 jtredwell@TBCORP.com

MARK	DATE	PER CITY COMMENTS
	12/05/18	

SUBMITTAL DATE: 11/09/18
PROJECT NO.: 18-185
DRAWN BY: JL, KD, LB, BR

© SHEET TITLE:
Site Plan Amendment (W3393)

G-801

Sunnynoll Development - Tract 1

OWNERS/PETITIONERS:
 PIN#: 6817-83-6864.00
 Deed Bk-Pg: 3299-899
 Jernette Development LLC
 1636 Highway 221 N
 Jefferson, NC 28640
 (336) 846-7133
 jeff.fattery@jemsidedevelopment.com

PREPARED BY:

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

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

North SCALE: 1" = 40'