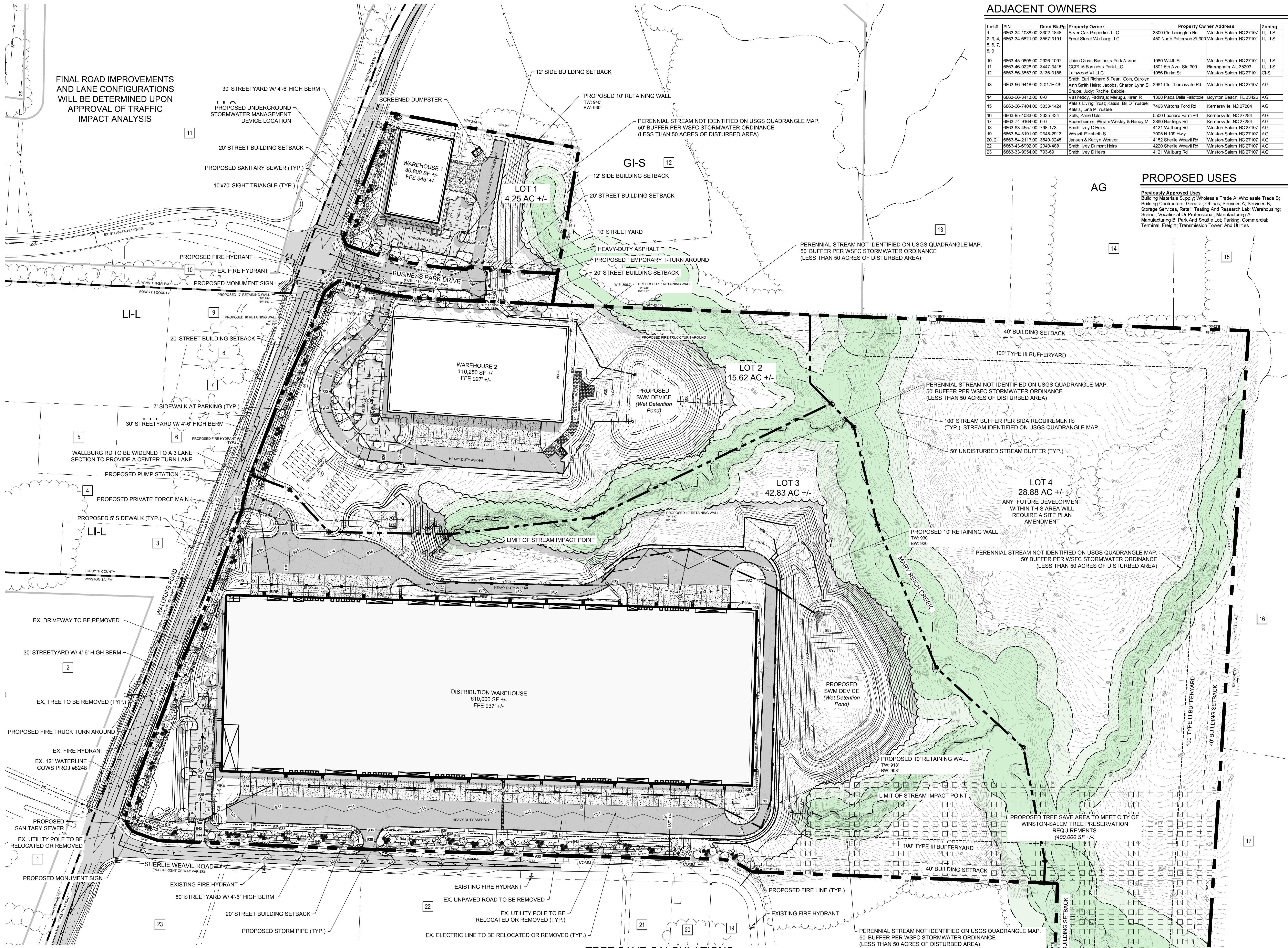
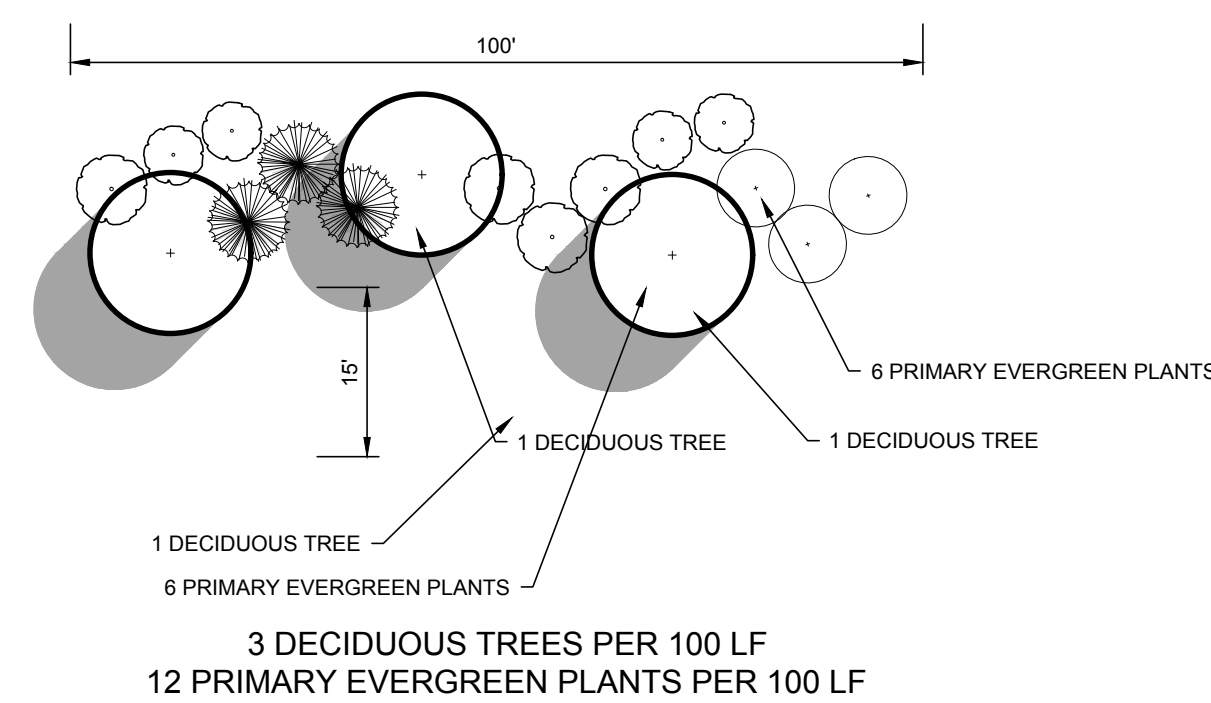


FINAL ROAD IMPROVEMENTS AND LANE CONFIGURATIONS WILL BE DETERMINED UPON APPROVAL OF TRAFFIC IMPACT ANALYSIS



**STREETYARD REQUIREMENTS PLANTINGS BASED ON A 40' WIDTH TYPE III BUFFERYARD WIDTH OF ACTUAL BUFFERYARD VARIES (SEE PLANS)**



**TREE SAVE CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	4,056,743	Total Lines of Land Disturbance (in square feet)	0
Total Site Area Excluded From TSA	0	Square Feet of Existing Water Bodies and Stormwater Ponds	0
Square Feet of Proposed R.O.I's	67,954	Square Feet of Existing Utility Elements	67,954
Square Feet of Existing Utility Elements	67,954	Total Excluded Area	67,954
Minimum Tree Save Area Required:	X 15%	12%	
Total Required Tree Save Area (in square feet)	4,056,743	X 0.10	398,879
Total Site Size / or Limits of Land Disturbance	4,056,743	Excluded Area	67,954
Individual Tree Method Used:	Tree Stand Method Used:	Minimum TSA	Total Required Tree Save Area
Yes X No	Yes X No	67,954	398,879
Number of Trees 5'-9'	List the Area of Each Tree Stand Being Saved		
DBH: 0 X 3,000 SF = 0	Area 1	400,000	
Number of Trees 9.01'-12'	Area 2		
DBH: 0 X 750 SF = 0	Area 3		
Number of Trees 12.01'-30'	Area 4		
DBH: 0 X 1,800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mostly oaks and maples. Trees are mature and healthy.		
Number of Trees 24.01'-30'	Tree Save Areas		
DBH: 0 X 2,300 SF = 0	Canopy Trees Added		
Number of Trees Larger Than 36.01'			
DBH: 0 X 4,000 SF = 0			
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:	0
0	0	0	
Total Required TSA (in square feet)		398,879	
Total TSA Provided (in square feet)		403,000	

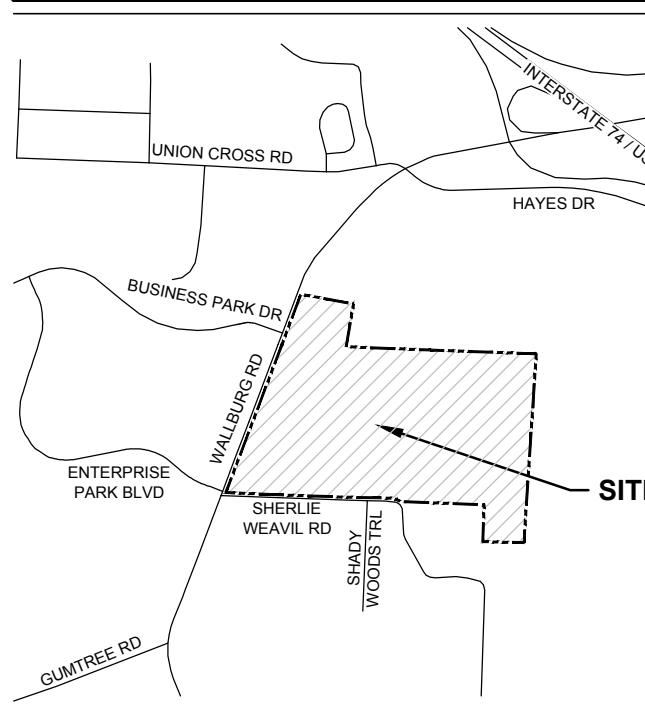
**ADJACENT OWNERS**

Lot #	Pin	Deed Bk Pg	Property Owner	Property Owner Address	Zoning
1	0863-34-1086-00	1003-1048	Silver Oak Properties LLC	3300 Old Leighton Rd Winston-Salem, NC 27107	LL/S
2, 3, 4, 5, 6, 7, 8, 9	0863-34-6821-00	3557-3191	Front Street Wallburg LLC	450 North Patterson St. 300 Winston-Salem, NC 27101	LL/S
10	0863-45-5805-00	2928-1097	Union Cross Business Park Assoc	1050 W 4th St Winston-Salem, NC 27101	LL/S
11	0863-46-0228-00	3447-3415	SCPT'S Business Park LLC	1901 5th Ave. Ste 300 Birmingham, AL 35203	LL/S
12	0863-56-3553-00	3136-3188	Lenwood VII LLC	1056 Burke St Winston-Salem, NC 27101	GS
13	0863-56-8418-00	2-017E-46	Smith, Earl Richard & Pearl Gosh, Carolyn A and Smith Hears, Jacque, Sharon Lynn S, Shupe, Judy, Ritchie, Debbie	2991 Old Thomasville Rd Winston-Salem, NC 27107	AG
14	0863-56-3413-00	G-0	Vasareddy, Padma, Meruga, Kiran R	1306 Plaza Dale Palatka Boynton Beach, FL 33426	AG
15	0863-66-7404-00	3333-1424	Kassis Living Trust, Kassis, B D Trustee, Kassis, Dina P Trustee	7493 Watkins Ford Rd Kernersville, NC 27284	AG
16	0863-85-1083-00	2635-434	Sells, Zane Dale	5600 Leonard Farm Rd Kernersville, NC 27284	AG
17	0863-74-9164-00	G-0	Bookheimer, William Wesley & Nancy M	1380 Hattings Rd Kernersville, NC 27284	AG
18	0863-43-4557-00	7196-173	Smith, Ivey D Hears	4121 Wallburg Rd Winston-Salem, NC 27107	AG
19	0863-54-3191-00	2348-2913	Wawit, Elizabeth S	7006 N 10th Hwy Winston-Salem, NC 27107	AG
20, 21	0863-54-2113-00	1549-3248	Jensen & Kaitlyn Weaver	4112 Sherlie Weavil Rd Winston-Salem, NC 27107	AG
22	0863-43-6992-00	2040-488	Smith, Ivey D Hears	4220 Sherlie Weavil Rd Winston-Salem, NC 27107	AG
23	0863-33-9654-00	793-49	Smith, Ivey D Hears	4121 Wallburg Rd Winston-Salem, NC 27107	AG

**PROPOSED USES**

**AG**  
Previously Approved Uses:  
Building Materials Supply, Wholesale Trade A, Wholesale Trade B, Building Contractors, General, Offices, Services A, Services B, Storage Services, Retail, Testing And Research Lab, Warehousing, School, Vocational Or Professional, Manufacturing A, Manufacturing B, Park And Shuttle Lot, Parking, Commercial, Terminal, Freight, Transmission Tower, And Utilities

**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
City Of Winston-Salem, NC  
**Purpose Statement**  
The purpose of the request is for a Site Plan Amendment to the previously approved plan to modify the site layout which accommodates an increase in total building size.  
Approved Plan Doc#: F1583 / F1586

**Zoning**  
Existing Zoning: LI-S  
**Site Acreage**  
Proposed Lots:  
Lot 1 Acreage: 4.25 Acres +/-  
Lot 2 Acreage: 15.62 Acres +/-  
Lot 3 Acreage: 42.83 Acres +/-  
Lot 4 Acreage: 28.88 Acres +/-  
Total Lot Acreage: 91.58 Acres +/-  
Right-of-Way Dedication: 1.56 Acres +/-  
Total Site Acreage: 93.14 Acres +/-

**Watershed Data**  
The site is located within the Abbotts Creek WS-III water supply watershed district.  
**Site Coverage**  
Maximum Impervious Area Permitted: 70.00 % (70.00% with approved SIDA)  
Building to Land: 17.24 Acres +/- 18.83 %  
Pavement to Land: 11.07 Acres +/- 12.09 %  
Open Space: 63.27 Acres +/- 69.00 %  
Proposed Lot Total: 91.58 Acres +/- 100.00 %

**Infrastructure**  
Water: Public  
Sewer: Public  
Road: Public 487 LF +/-  
**Building Data**  
Max. Building Height: 70' / unlimited  
Warehouse 1: 30,800 SF +/-  
Warehouse 2: 110,250 SF +/-  
Distribution Warehouse: 610,000 SF +/-  
Total Building Size: 751,050 SF +/-  
**Parking Calculations**  
Vehicular Parking  
Warehousing  
(10 spaces + 1 space per employee on largest shift + 1 space per vehicle used in the operation):  
Estimated Employees = 141 Employees +/-  
10 + (1 \* 141) + = 151 Spaces

**Parking Required:** 151 Spaces  
**Parking Provided:** 151 Spaces +/-  
\*Parking provided shall meet or exceed required parking.  
**Industrial & Warehouse/Distribution Buildings**  
(10,001 - 40,000 SF = 1 space) 30,800 SF = 1 space  
(100,001-160,000 SF = 3 Spaces) 110,250 SF = 3 spaces  
(320,001 - 400,000 SF = 6 spaces + 1 space for each additional 90,000 SF or fraction thereof) 610,000 SF = 9 spaces  
**Loading Spaces Required:** 13 Spaces  
**Loading Spaces Provided:** 139 Space +/-

**Building Setbacks**  
Front: 20'  
Rear: 20'  
Side: 0.5 / 12'  
Street: 20'  
Other: 40' adjacent to AG zoning  
**Bufferyards**  
Type Required: Minimum 30' Type III  
Type Provided: 100' Type III  
**Streetyards**  
Type Required: Minimum 10'  
Type Provided: 10' on Business Park Drive  
30' on Wallburg Road  
50' on Sherlie Weavil Road

**NOTES**

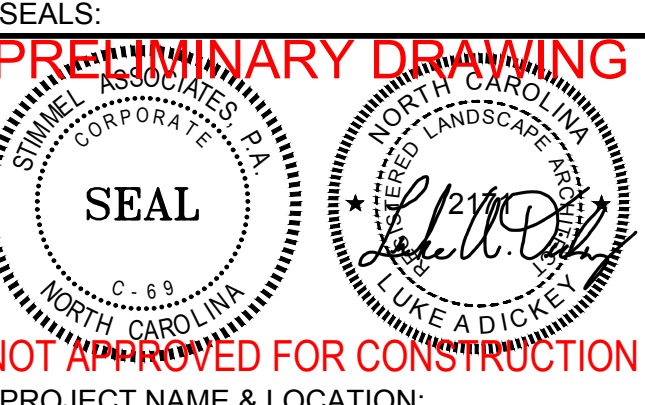
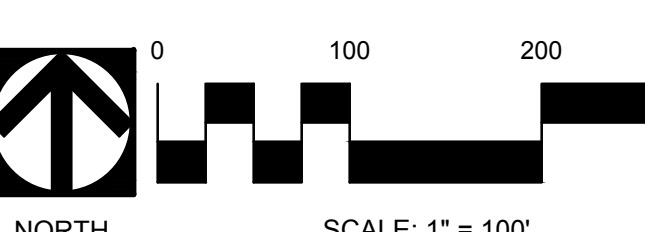
**Boundary Information...**  
Provided from survey dated November 16, 2015 by Allied Associates, P.A.  
**Topographic Information...**  
For the portion of the site between Wallburg Rd & the west creek bank provided from survey dated November 16, 2015 by Allied Associates, P.A. Topographic information for the portion of the site from the west creek bank to the eastern property boundary is based on Q/LD LIDAR data (per note on survey).

**General Notes**  
1. 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.  
2. 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.  
3. 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.  
4. Lot allocations may be assigned per end user.

**FRONT STREET CAPITAL - WALLBURG RD**

F1583 / F1586  
**OWNERS/PETITIONERS:**  
Name: 0863-55-3241-000, 0863-45-6088-000  
Deed Bk-Pg: 3489-2000, 3486-3028  
Zoning: LI-S  
Owner: Front Street Wallburg, LLC, P.O. Box 21589, Winston-Salem, NC 27120 (336) 243-2600, Robin@frontstreetcapital.com

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



**FRONT STREET CAPITAL - WALLBURG RD**  
City of Winston-Salem, NC

**PLANS FOR:**  
 PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

**CLIENT:**  
Mr. Robin Team  
Front Street Capital  
450 N Patterson Avenue, Suite 300  
Winston-Salem, NC 27101  
(336) 243-2600  
Robin@frontstreetcapital.com

DATE	DESCRIPTION
05/04/2021	Submittal Date
04/26/2021	Presubmittal Date
DATE	DESCRIPTION
SUBMITTAL DATE:	05/27/2021
PROJECT NO:	19-112
DRAWN BY:	GH
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**SHEET TITLE:**  
**Site Plan Amendment**  
**SPA-1**