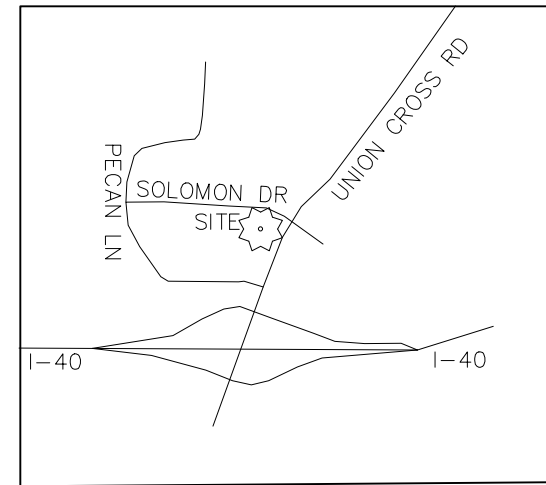


**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THESE PLANS IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON NC FLOOD MAP 3710687400J, DATED JANUARY 2, 2009.



VICINITY MAP (NTS)

**ZONING CODE SUMMARY**

PROJECT NAME: UNION CROSS C-STORE ADDRESS: 1980 PECAN LANE  
 PIN #: 6874-29-4415 & PORTION OF 6874-29-3169  
 ZONING: GB-S JURISDICTION: WINSTON SALEM/FORSYTH COUNTY  
 EXISTING USE: VACANT LOT, PROPOSED USE: CONVENIENCE STORE W/CAR WASH  
 BUILDING HEIGHT: 20.33 FT NUMBER OF UNITS/SUITES: 1  
 LOT 1 SIZE: 77,358/1.78 SQ. FEET/ACRES LOT 2 SIZE: 5,212/0.12 SQ. FEET/ACRES  
 COMBINED LOT SIZE: 82,570/1.90 SQ. FEET/ACRES  
 PROPOSED GFA: 4,589 SQ. FEET  
 PROPOSED BUA AREA: 56,517 SQ. FEET PROPOSED BUA AREA %: 68.4

BUILDING YARD REQUIREMENTS: NONE  
 BUFFER YARD REQUIREMENTS: 10' STREET YARD ALONG UNION CROSS RD, SOLOMON DRIVE, AND PECAN LANE

PARKING DATA:  
 PARKING REQUIRED (CAR WASH) :  
 1 SPACE + 1 SPACE PER BAY + 5 STACKING SPACES PER LANE  
 REQUIRED: 2 SPACES + 5 STACKING SPACES  
 PARKING REQUIRED (CONVENIENCE STORE) :  
 1 SPACE PER 225 SF GFA  
 1 SPACE/225 GFA \* 4,589 GFA = 21 SPACES REQUIRED  
 TOTAL PARKING SPACES REQUIRED = 23 SPACES  
 TOTAL PARKING SPACES PROVIDED: 2Z, INCLUDING HANDICAP: 2  
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT (ON-SITE)
- PROPOSED LIGHT DUTY PAVEMENT (ON-SITE)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROP. LARGE VARIETY TREE
- PROP. MEDIUM VARIETY TREE
- PROP. SMALL VARIETY TREE
- PROP. PRIMARY EVERGREEN PLANT
- PROP. EVERGREEN SCREENING SHRUB

**PURPOSE STATEMENT:**

THE PURPOSE OF THIS SUBMITTAL IS TO AMEND THE PREVIOUSLY APPROVED SITE PLANS (W-3116 APPROVED 12/5/11 & W-3297 APPROVED 6/6/2016) TO REFLECT A DIFFERENT BUILDING ORIENTATION AND CAR WASH LOCATION.

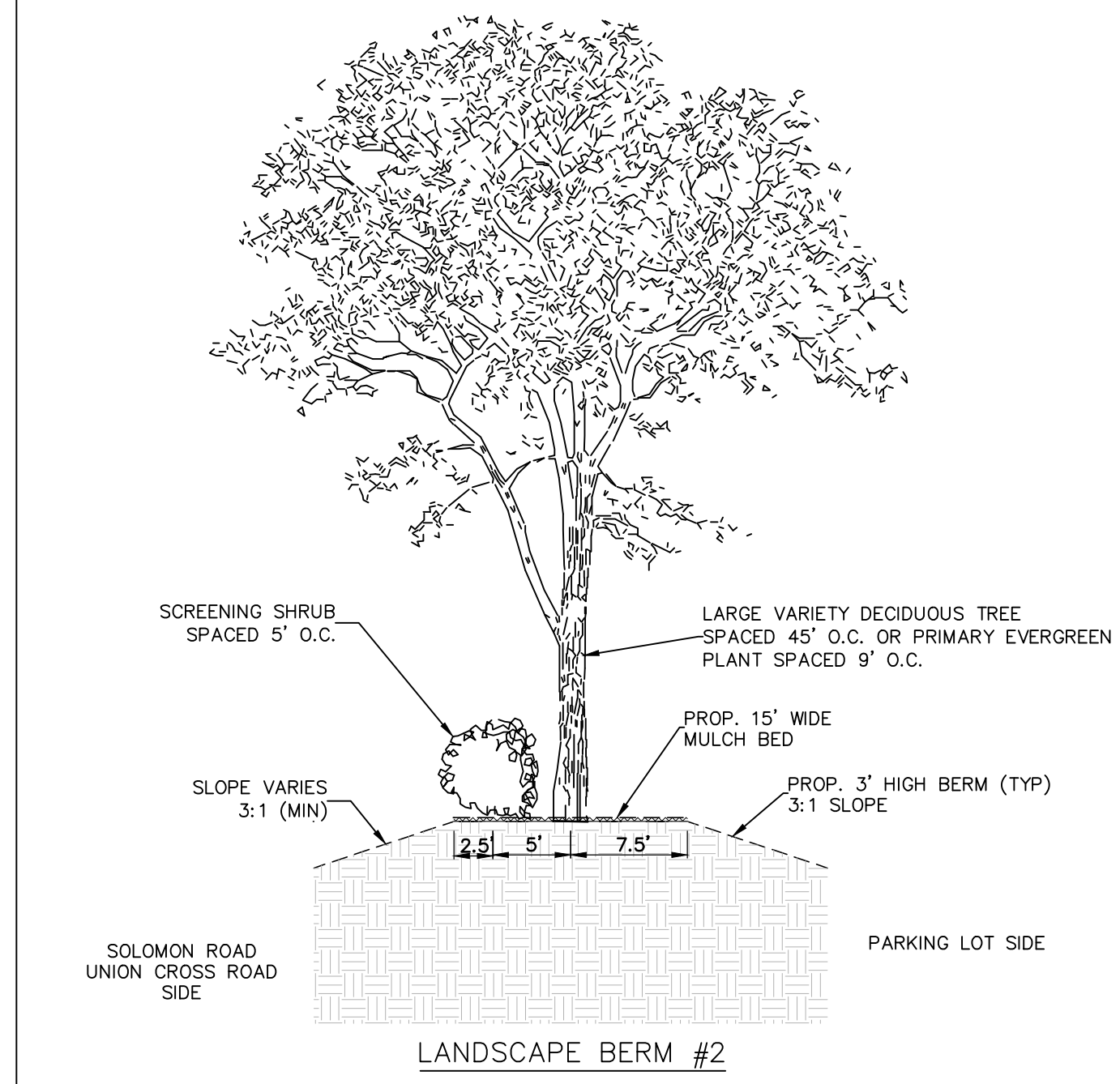
**PROPERTY OWNER INFORMATION:**

LOT 1 PIN: 6874-29-4415  
 QUALITY OIL COMPANY LLC (DANIEL DINSBEER)  
 1540 SILAS CREEK PKWY  
 WINSTON-SALEM NC 27127  
 DEED BOOK 3058 PG 3831  
 PHONE: 336-721-9504  
 E-MAIL: DDinsbeer@qocnc.com

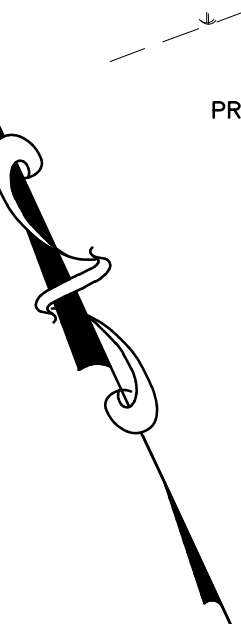
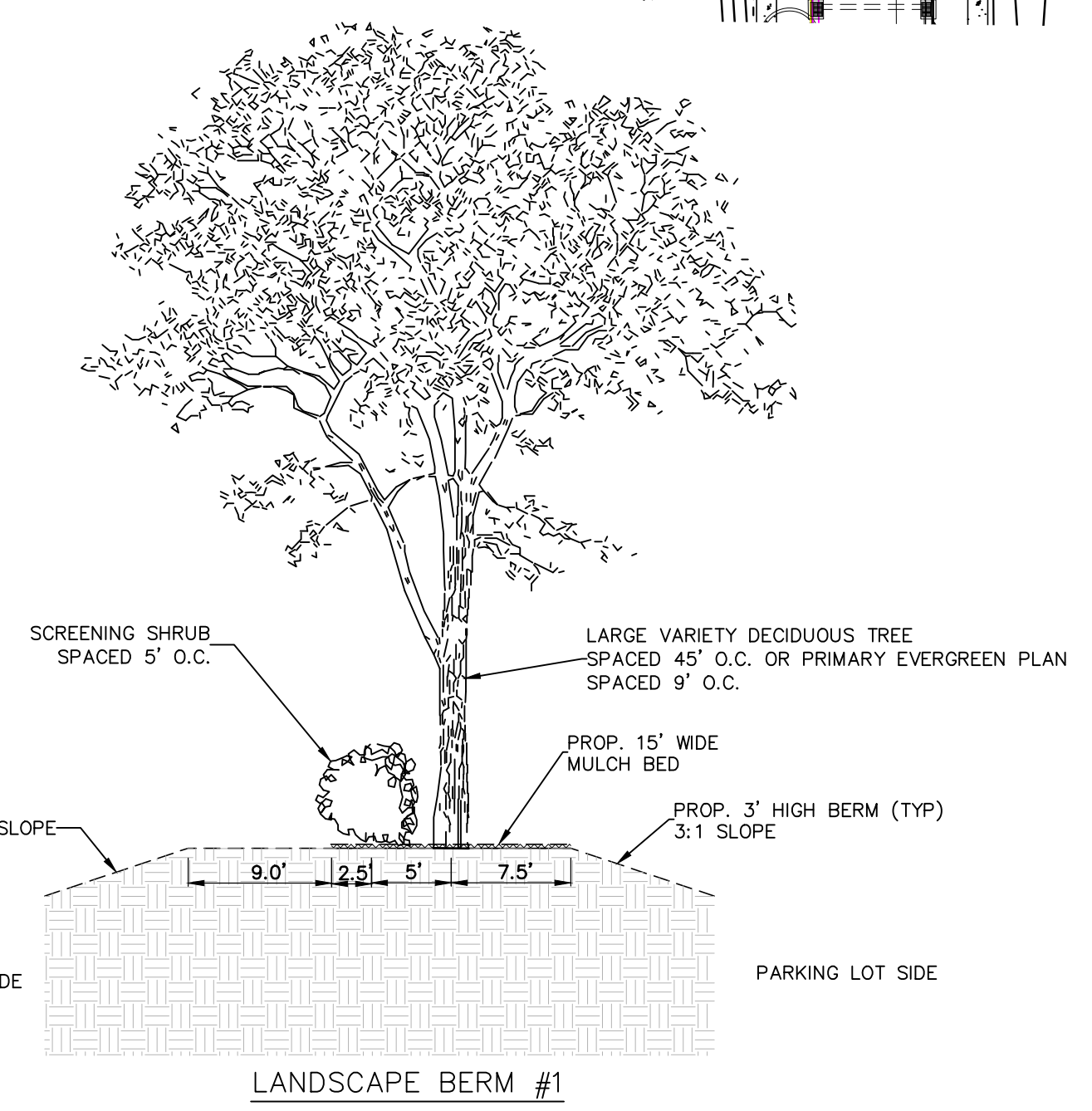
LOT 2 PIN: 6874-29-3169  
 NCDOT (CHRISTOPHER STEELE - R/W ACQUISITION AGENT)  
 1609 WESTBROOK PLAZA DR STE 201  
 WINSTON-SALEM NC 27103  
 DEED BOOK 2944 PG 661  
 PHONE: 336-760-8737

**ENGINEERS CONTACT INFORMATION:**

THE ISAACS GROUP CIVIL ENGINEERING DESIGN AND SURVEYING  
 BRIAN T. UPTON P.E./BOB BSPALDING (PROJECT MANAGER)  
 PHONE: 704-227-9406/704-227-9424  
 E-MAIL: bupton@isaacsgrp.com / bspalding@isaacsgrp.com



- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY PREPARED BY SGOI LAND SURVEYING, PLLC.
  - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE, WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
  - HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
  - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
  - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
  - BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
  - THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.



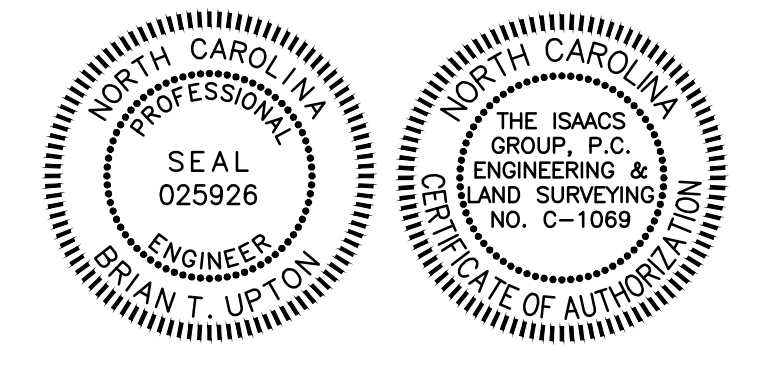
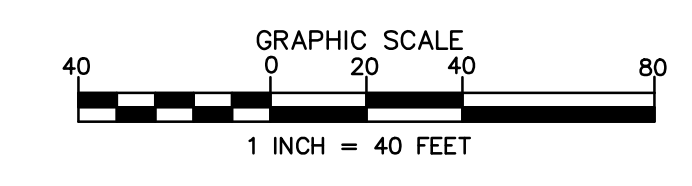
**LANDSCAPE BERM #1**

**LANDSCAPE BERM #2**

**LANDSCAPE BERM #3**

**Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist**

<b>New Development</b>		<b>Additions to Existing Development</b>	
Total Site Size (in Square Feet):	82,570 of PIN 6874-19-3169	Total Limits of Land Disturbance (in Square Feet):	90,297
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		
Minimum Tree Save Area Required:	10% - 12%		
Total Required Tree Save Area (in square feet):	8,257	Total Site Size or Total Limits of Land Disturbance - Excluded Area X	
Minimum TSA (10%) =	8,257		
Individual Trees Method Used:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Tree Stand Method Used:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number of Trees 6-9" DBH: X 500sf =		List the Area of Each Tree Stand Being Saved:	
Number of Trees 9.01-12" DBH: X 750sf =		Describe Each Tree Stand (Age, Health, Species Mix)	
Number of Trees 12.01-24" DBH: X 1800sf =			
Number of Trees 24.01-36" DBH: X 3000sf =			
Number of Trees Larger Than 36.01" DBH: X 4000sf =			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:	
		Total Square Footage of New Trees Planted to Satisfy Minimum TSA:	9,750
Total Required TSA (in Square Feet): 8,257		Total TSA provided (in Square Feet): 9,750	



**Brian T. Upton, P.E.**  
 2019.09.04  
 14:45:28 -04'00'

Project: **QUALITY MART UNION CROSS**  
 1980 PECAN LANE  
 FORSYTH, NORTH CAROLINA

Title: **SITE AMENDMENT PLAN**

File #: 18282-PB.DWG Date: 9/4/19 Project Egr: BTU  
 Design By: RKS  
 Drawn By: RKS  
 Scale: 1"=40'

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING  
 8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

**R1.0**

NO.	BY	DATE	REVISION