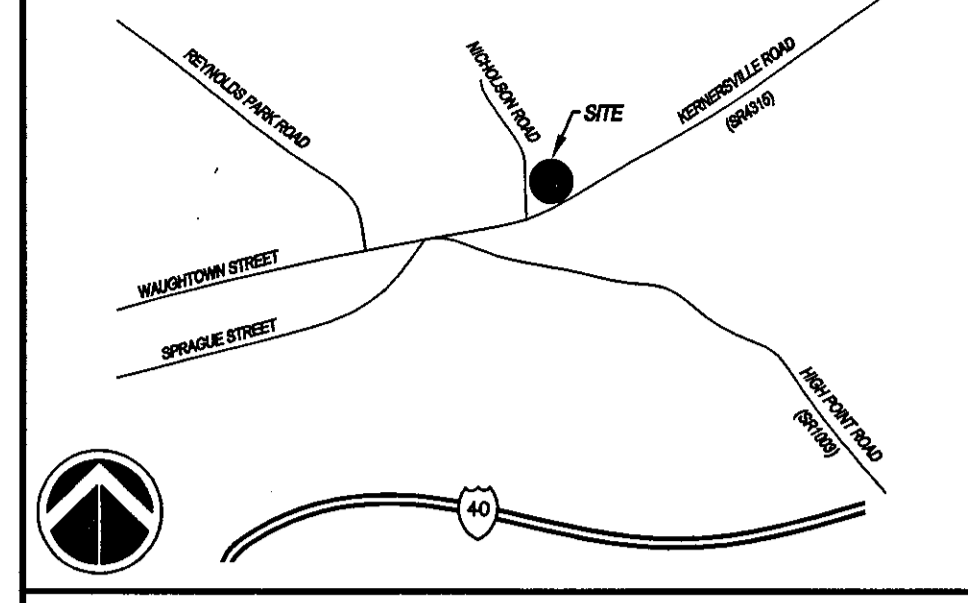


PETITIONER/PROPERTY OWNER: JULIE DELANE DAVIS
 3504 PINEHURST DRIVE SE
 DECATUR, AL 35603
 PHONE: 256-478-0391
 julie.davie@reliancebanking.com

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: 336-765-2377
 STEVE CAUSEY, PE
 scausey@allied-eng-surv.com

SITE DATA:
 TAX BLOCK 2733 LOTS 002A & 002B
 PIN # 6854-29-5466.00
 DB 3350 PG 4390



Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 760-8886
 http://www.allied-eng-surv.com

FIRM LICENSE C-1891



REZONING AND PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

FIVE POINTS TIRE AND AUTOMOTIVE
 NICHOLSON ROAD
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 18-006 (08-016)
 DRAWN BY: JMN
 CHECKED BY: SMC
 DATE: 05/06/08

NO.	DATE	REVISIONS
A	05/06/08	ISSUED FOR PRE-SUBMITTAL REVIEW
B	06/12/08	ISSUED FOR PLANNING BOARD REVIEW
C	06/25/08	REVISED PER STAFF COMMENTS
D	04/03/08	ISSUED FOR PRE-SUBMITTAL REVIEW
E	04/09/08	ISSUED FOR PLANNING BOARD REVIEW
F	05/07/08	REVISED PER STAFF COMMENTS

PRELIMINARY SITE AND REZONING PLAN

SHEET C1

REVIEW INFORMATION

TYPE OF REVIEW:
 SPECIAL USE REZONING

JURISDICTION:
 CITY OF WINSTON-SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO: REZONE PIN # 6854-29-5466.00 FROM RS9 & HB TO HB-S.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

SITE SIZE AND COVERAGES
 SEE BUA CALCULATIONS

ZONING

EXISTING ZONING: RS9 & HB
 PROPOSED ZONING: HB-S
 PROPOSED USES: OFFICES AND MOTOR VEHICLE, REPAIR AND MAINTENANCE

BUILDING SETBACKS

FRONT: N/A
 REAR: N/A
 SIDE: N/A
 STREET: N/A
 ADJOINING RESIDENTIAL: 40'

PROPERTY INFORMATION

PIN #S: PIN # 6854-29-5466.00

OFF-STREET PARKING

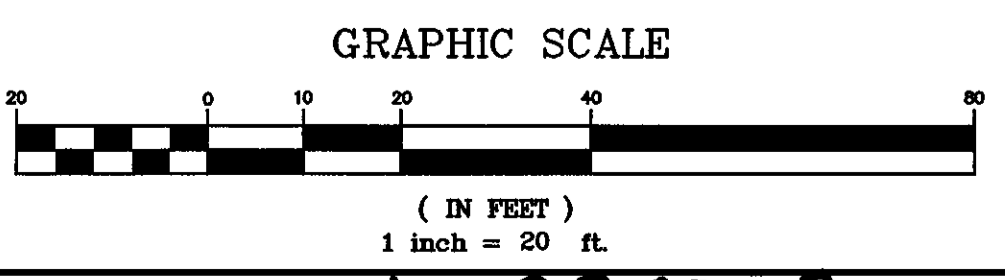
PROPOSED USE(S): MOTOR VEHICLE, REPAIR AND MAINTENANCE
 REQUIRED PARKING: 3 SPACES/ BAY
 3 * 3 BAYS = 9 SPACES
 REQUIRED PARKING: 9 SPACES
 REQUIRED PARKING: 9 SPACES
 REQUIRED BICYCLE SPACES: 1 SPACE/ 5,000 SF GFA
 REQUIRED SPACES: 1 SPACE * 10,000 SF / 1,710 SF = 1 SPACE
 SPACES PROVIDED: 2 SPACES (CITY MINIMUM)

BUFFERYARDS

ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE III
 WIDTH PROVIDED: 20' & 40' FT

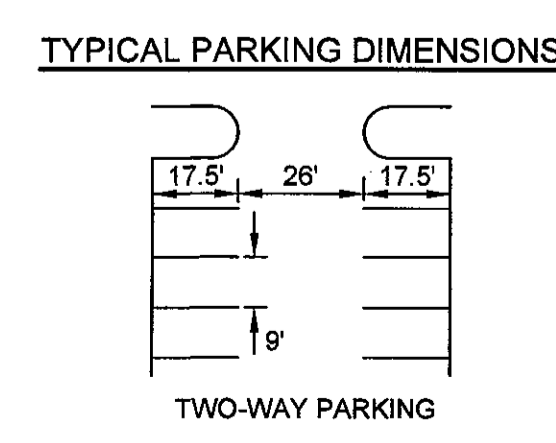
WATERSHED CALCULATIONS FOR LOT 002B

TOTAL SQUARE FOOTAGE (LOTS 002A & 002B): 20,004 SF
 * WS-III
 * CRITICAL AREA - 12%
 * WITH STORMWATER MANAGEMENT - 30%
 TOTAL MAXIMUM COVERAGE: 5,896 SF
 PROPOSED BUILT UPON AREA (LOTS 002A & 002B): 29.47% *



TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	20,000
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:	X 10% 12%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) =	2,000
NEW TREES USED FOR TSA CREDIT:	X YES NO
NUMBER OF LARGE VARIETY TREES PLANTED:	7 x 750 SF = 5,250
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	5,250
TOTAL REQUIRED TSA (IN SQUARE FEET):	2,000
TOTAL PROVIDED TSA (IN SQUARE FEET):	5,250



- GENERAL LAYOUT NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A.

BUA CALCULATIONS
 FIVE POINTS TIRE AND AUTOMOTIVE
 April 9, 2018

	SQ. FT.	ACRE
TOTAL SITE AREA:	20,004	0.459
EXISTING BUA		
BUILDING:	0	0.000
PAVEMENTS/GRAVEL:	0	0.000
TOTAL:	0	0.000
PERCENT BUA:	0.00%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.000
PAVEMENT/GRAVEL:	0	0.000
TOTAL:	0	0.000
PROPOSED BUA		
BUILDING:	1,710	0.039
PAVEMENT/GRAVEL:	4,196	0.096
TOTAL:	5,906	0.136
FINAL DEVELOPMENT BUA		
BUILDING:	1,710	0.039
PAVEMENT/GRAVEL:	4,196	0.096
TOTAL:	5,906	0.136
PERCENT BUA:	29.52%	

W-3367 Revised File Copy