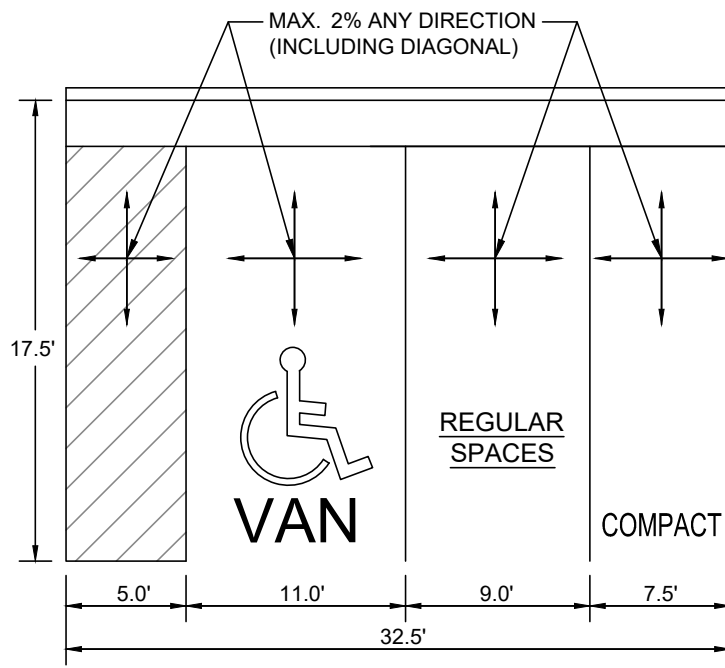
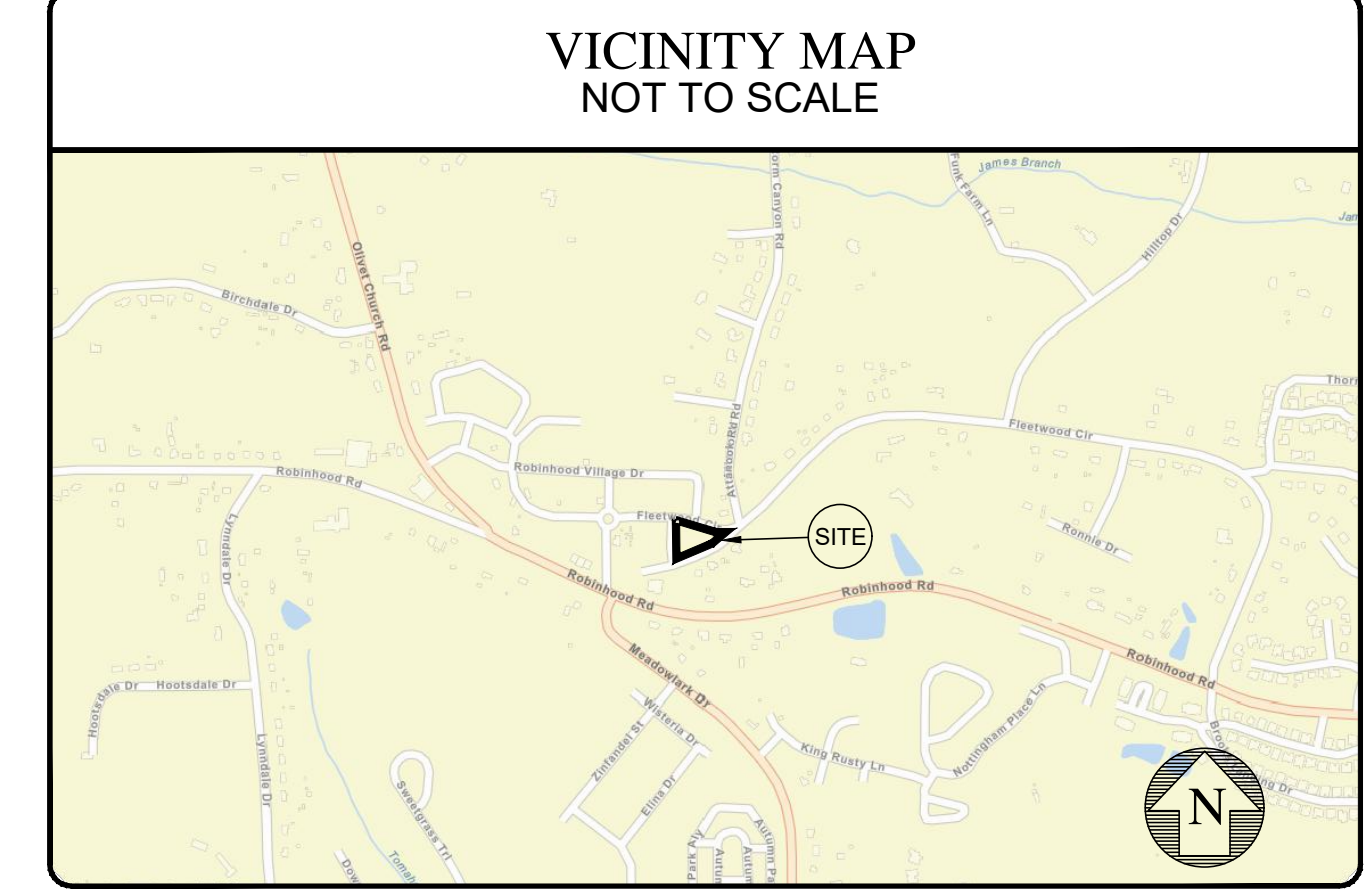


CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	20.00'	35.87'	102°45'01"	25.03'	S57°38'11"E	31.25'
C2	20.00'	32.05'	91°49'17"	20.65'	N47°07'26"E	28.73'
C3	188.00'	91.92'	28°00'53"	46.90'	S72°51'28"E	91.01'
C4	255.00'	214.58'	48°12'49"	114.10'	S82°58'30"E	208.30'
C5	911.44'	71.02'	4°27'53"	35.53'	S51°45'52"W	71.01'
C6	529.55'	9.05'	0°58'45"	4.53'	S61°33'33"W	9.05'



NOTE: PARKING STRIPES ARE TO BE NCDOT STD 4" WIDE WHITE STRIPES.
PARKING SPACES - TYPICAL

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): 32,775 sf	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 Utility Easements 3,555 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 29,220	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 %) = 2,922	Individual Trees Method Used: X Yes No	
Number of Trees 6-9" DBH: 8 X 500sf = 3,000	Tree Stand Method Used: Yes X No	New Trees Used For TSA Credit: Yes X No
Number of Trees 9.01-12" DBH: 1 X 750sf = 750	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: X X 750sf =
Number of Trees 12.01-24" DBH: 0 X 1800sf =	Describe Each Tree Stand (Age, Health, Species Mix):	
Number of Trees 24.01-36" DBH: 0 X 3000sf =		
Number of Trees Larger Than 36.01" DBH: 0 X 4000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 3,750	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: _____	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____
Total Required TSA (in Square Feet): 2,922		
Total TSA provided (in Square Feet): 3,750		



ROBINHOOD VILLAGE:
OWNER: VILLAGE AT ROBINHOOD, LLC
PO BOX 237
TAEZELL, TN 37879

APPLICANT:
CHRISTIAN BROTHER AUTOMOTIVE CORPORATION
320 EXECUTIVE COURT
HOUSTON, TX 77094
CONTACT: BILLY GREEN, JR.
BILLY.GREEN@CBCAC.COM
(281) 675-6192

PLAN PREPARER:
SUMMIT DESIGN & ENGINEERING
320 EXECUTIVE COURT
HILLSBOROUGH, NC 27278
CONTACT: STEPHEN DODSON, PE
STEPHEN.DODSON@SUMMITDEI.NET
(919) 732-3883 EXT. 3177

SITE DATA TABLE:

JURISDICTION: WINSTON - SALEM, NC
PURPOSE STATEMENT: THE REZONING OF EXISTING ZONE MU-S TO ZONE GB-S PERMIT MOTOR VEHICLE, REPAIR AND MAINTENANCE.
ZONING: EXISTING: MU-S (MIXED USE - SPECIAL USE DISTRICT) PROPOSED: GB-S (GENERAL BUSINESS DISTRICT) GROWTH MANAGEMENT AREA: GMA-3
PIN: 5896-65-6825
SITE ADDRESS: 5262 FLEETWOOD CIRCLE WINSTON-SALEM, NC 27106
SITE ACREAGE: 0.752 ACRES (32,775 SF)
WATERSHED DESIGNATIONS: NOT LOCATED IN A WATER SUPPLY WATERSHED

SITE COVERAGE:
MAX IMPERVIOUS PERMITTED = 100%
BUILDING (6,604 SF) TO LAND = 17%
PAVEMENT (13,362 SF) TO LAND = 41%
OPEN SPACE (13,809 SF) = 42%
TOTAL IMPERVIOUS = 58%

INFRASTRUCTURE:
WATER - PROPOSED TIE TO EXISTING - SIZE TO BE DETERMINED
SEWER - PROPOSED 4" TIE TO EXISTING

BUILDING DATA:
BUILDING HEIGHT = 24'
BUILDING FOOTPRINT = 5,384 SF

PARKING CALCULATIONS:
REPAIR AND MAINTENANCE = 3 SPACES PER SERVICE BAY + 1 SPACE PER TOW TRUCK - 30% REDUCTION FOR ZONE GB AND 3% REDUCTION FOR RELATIONSHIP TO EXISTING SIDEWALK
REQUIRED PARKING = 28 - 33% = 19 SPACES
PROVIDED PARKING = 19

BUILDING SETBACKS:
FRONT = 0'
SIDE = 0'
REAR = 0'

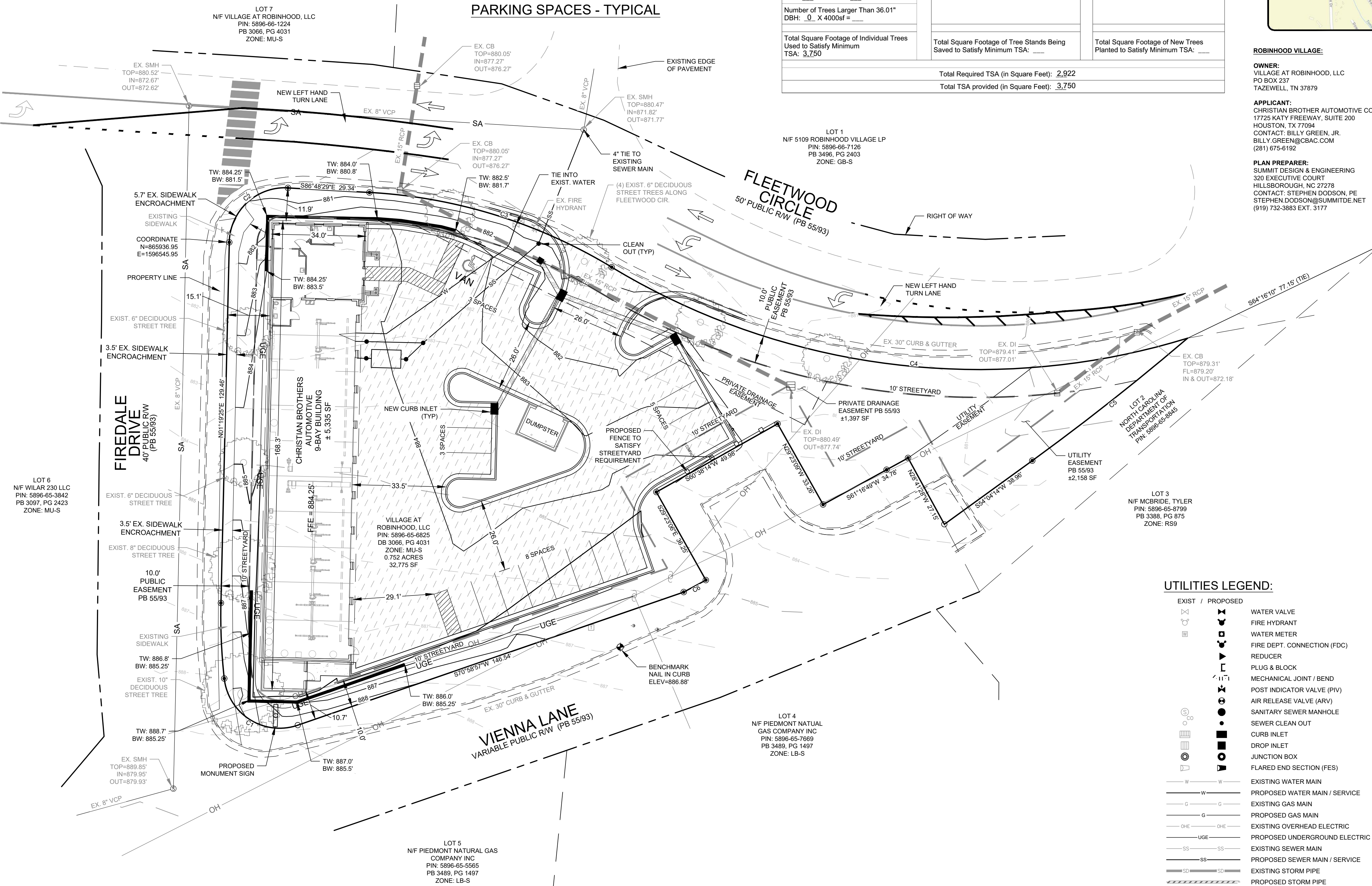
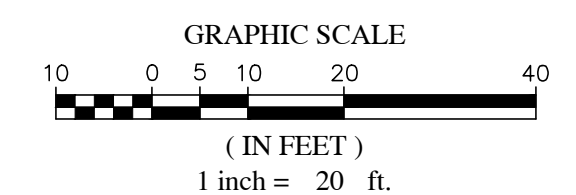
BUFFERYARDS:
N/A ABUTS PUBLIC RIGHT OF WAY (ALL SIDES)

STREETYARDS:
REQUIRED = 10'
PROVIDED = 10' (EXISTING STREET TREES TO BE SAVED AND PROTECTED TO SATISFY STREETYARD PLANTING REQUIREMENT.)

PROPOSED USES:
MOTOR VEHICLE REPAIR AND MAINTENANCE; RETAIL STORE; ARTS & CRAFTS STUDIO; FOOD OR DRUG STORE; FURNITURE AND HOME FURNISHINGS STORE; RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); BANKING AND FINANCIAL SERVICES; OFFICES; SERVICES; A TESTING AND RESEARCH LAB; VETERINARY SERVICES; RECREATIONAL SERVICES; INDOOR; THEATER, INDOOR, CHILD CARE, DROP-IN, CLUB OR LODGE; GOVERNMENT OFFICES; NEIGHBORHOOD ORGANIZATION, OR POST OFFICE; LIBRARY, PUBLIC MUSEUM OR ART GALLERY, POLICE OR FIRE STATION, SCHOOL, VOCATIONAL OR PROFESSIONAL; UTILITIES

UTILITIES LEGEND:

EXIST / PROPOSED	UTILITIES
W	WATER VALVE
F	FIRE HYDRANT
M	WATER METER
C	FIRE DEPT. CONNECTION (FDC)
R	REDUCER
P	PLUG & BLOCK
B	MECHANICAL JOINT / BEND
I	POST INDICATOR VALVE (PIV)
A	AIR RELEASE VALVE (ARV)
S	SANITARY SEWER MANHOLE
SE	SEWER CLEAN OUT
DI	DROP INLET
J	JUNCTION BOX
FE	FLARED END SECTION (FES)
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN / SERVICE
G	EXISTING GAS MAIN
G	PROPOSED GAS MAIN
OE	EXISTING OVERHEAD ELECTRIC
UE	PROPOSED UNDERGROUND ELECTRIC
SS	EXISTING SEWER MAIN
SS	PROPOSED SEWER MAIN / SERVICE
SS	EXISTING STORM PIPE
SS	PROPOSED STORM PIPE



ADJACENT PROPERTY OWNERS
(DATA PER FORSYTH COUNTY GIS)

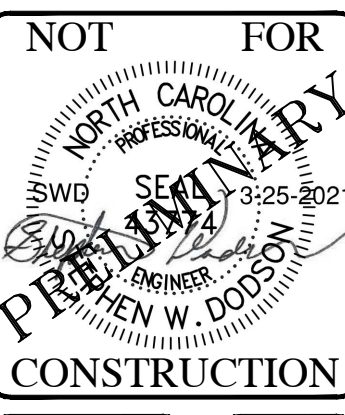
Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	5896-66-7126	3496-2403	5109 Robinhood Village LP Village	2298 Mt. Pleasant St. Charleston, SC 29403	GB-S
2	5896-65-8845	N/A	North Carolina Department of Transportation	1605 Westbrook Plaza Dr. STE 201 Winston Salem, NC 27103	MU-S
3	5896-65-8799	3388-875	MCBRIDE, Tyler	5248 Fleetwood Cir Winston Salem, NC 27106	RS9
4	5896-65-7669	3489-1497	Piedmont Natural Gas Company INC	4720 Piedmont Row Dr. Charlotte, NC 28210	LB-S
5	5896-65-5565	3489-1497	Piedmont Natural Gas Company INC	4720 Piedmont Row Dr. Charlotte, NC 28210	LB-S
6	5896-65-3842	3097-2423	Wilar 230 LLC	104 Wilnot Rd, STOP MS1420 Deerfield, IL 60015	MU-S
7	5896-66-1224	3066-4031	Village At Robinhood LLC	PO BOX 237 Tazewell, TN 37879	MU-S

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SID.STEPHEN.DODSON@SUMMITDEI.NET
PROJECT CONTACT
SID.STEPHEN.DODSON@SUMMITDEI.NET
DRAWN BY
M.WALLORY.ARMFIELD@SUMMITDEI.NET
FIRST ISSUE DATE
02-22-2021



SITE PLANS FOR CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
5262 FLEETWOOD CIR.
WINSTON - SALEM, NC 27106
REZONING PLAN

PROJECT NO.
21-0008
DRAWING NO.
REZONING PLAN
SHEET NO.
C1



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Christian Brothers
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