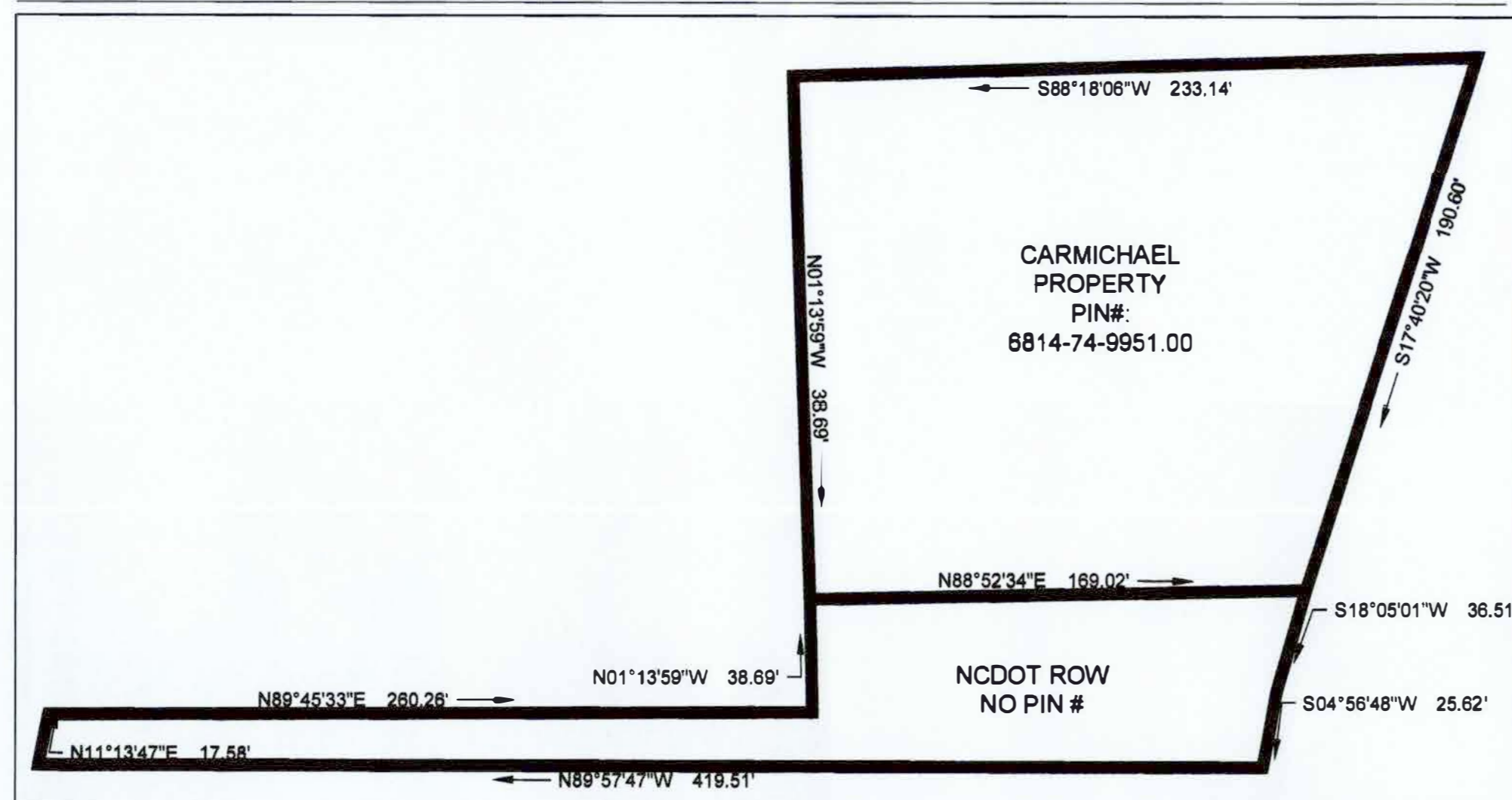


PARCELS TO BE REZONED BEARINGS AND DISTANCES

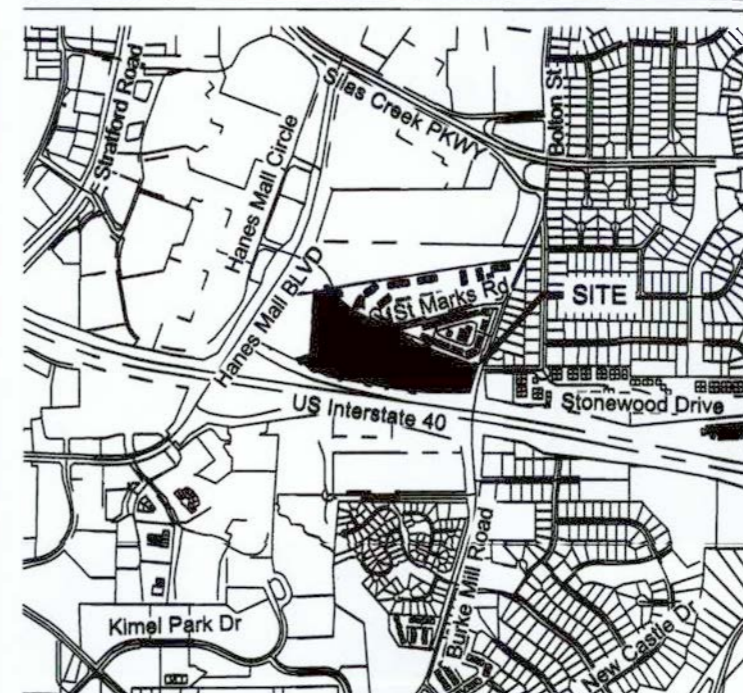


TREE SAVE AREA LEGEND

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	214,013	Total Limits of Land Disturbance (in Square Feet)	214,013
Total Area Excluded From TSA	0	Total Excluded Area	0
Minimum Tree Save Area Required:	0	Minimum TSA	21,401
Total Required Tree Save Area (in square feet)	214,013	Excluded Area	0
Total Site Size / or / Limits of Land Disturbance	214,013	Minimum TSA	21,401
Total Required Tree Save Area	214,013	Total Required Tree Save Area	21,401

Individual Tree Method Used:	Tree Stand Method Used:	New trees Used for TSA Credit:
Yes	Yes	Yes
No	No	No
Number of Trees 6'-9'	List the Area of Each Tree Stand Being Saved	Number of Large Variety Trees Planted
DBH: 0 X 600 SF = 0	Area 1: 22,784	Planted: 0 X 750 SF = 0
Number of Trees 9'-12'	Area 2:	
DBH: 0 X 750 SF = 0	Area 3:	
Number of Trees 12'-24'	Area 4:	
DBH: 0 X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and hickories. Trees are mature and healthy.	
Number of Trees 24'-36'		
DBH: 0 X 3000 SF = 0		
Number of Trees Larger Than 36.0'		
DBH: 0 X 4000 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 New Trees Used to Satisfy Minimum TSA:
0	22,784	0

VICINITY MAP



OVERALL SITE DATA

Jurisdiction	Winston-Salem, NC
Purpose Statement	To request a site plan amendment for Trulliant's Campus Masterplan (Original Docket #: W2830 which includes Pin: 6814-75-0175.00, Pin: 6814-74-9951.00 and property acquired from the NCDOT.
Zoning	Existing Zoning: CPO-S
Site Coverage	Existing CPO-S Parcel: 17.09 Acres +/- Per GIS Data RS9 Parcel: 0.83 Acres +/- Per GIS Data NCDOT ROW Area: 0.32 Acres +/- Per GIS Data Total Site Coverage: 18.24 Acres +/-
Waterhed Data	Site is not located within a water supply watershed district
Site Coverage	Maximum Impervious Area Permitted: 80.00 % Building to Land: 1.57 Acres +/- 8.61 % Pavement to Land: 8.88 Acres +/- 48.68 % Open Space: 7.79 Acres +/- 42.71 % Parcel Total: 18.24 Acres +/- 100.00 %
Infrastructure	Water: Private Sewer: Public Road: Public LF +/-
Building Data	Max. Building Height: 60' Unlimited Existing Building: 122,000 SF +/- Proposed Expansion: 38,000 SF +/- Proposed New Building: 83,750 SF +/- Total Building Size: 243,750 SF +/-
Parking Calculations	Vehicle Parking (General Office): 243,750 SF +/- Building Area: 243,750 SF +/- Parking Required: 813 Spaces
Total Parking Required:	813 Spaces +/-
Existing Parking Provided:	578 Spaces +/-
Proposed Surface Spaces:	101 Spaces +/-
Proposed Deck Spaces:	183 Spaces +/-
Total Parking Provided:	862 Spaces +/-
Bicycle Parking	(General Office): 12 Spaces Bicycle Parking Required: 12 Spaces Bicycle Parking Provided: 12 Spaces +/-
Loading Spaces	Loading Spaces Required: 1 Spaces Loading Spaces Provided: 1 Space +/-
Building Setbacks	Front: N/A Rear: N/A Side: N/A Other: 40' Adjacent To Residential
Bufferyards	Type Required: 20' Thoroughfare Buffer/15' Type II Type Provided: 20' Thoroughfare Buffer, 20' Type III Bufferyard
Streetyards	Type Required: 10' Streetyard Min. Type Provided: 10' Streetyard Min. Min 35' Streetyard with Min. 4' Berm Supplement Row of Nellie Stevens Hollies 12' o.c., 8' Ht. At Planting

REZONING SITE DATA

Jurisdiction	Winston-Salem, NC
Purpose Statement	To rezone parcel # 6814-74-9951 and property acquired from the NCDOT to CPO-S.
Zoning	Existing Zoning: RS9, CPO-S Proposed Zoning: CPO-S
Site Coverage	RS9 Parcel: 0.83 Acres +/- Per Survey NCDOT ROW Area: 0.32 Acres +/- Per GIS Data Total Site Coverage: 1.15 Acres +/-
Waterhed Data	Site is not located within a water supply watershed district
Site Coverage	Maximum Impervious Area Permitted: 80.00 % Building to Land: 0.00 Acres +/- 0.00 % Pavement to Land: 0.87 Acres +/- 88.28 % Open Space: 0.48 Acres +/- 41.74 % Parcel Total: 1.15 Acres +/- 100.00 %
Infrastructure	Water: Private Sewer: Public Road: Private
Building Data	Max. Building Height: 60' Unlimited
Building Setbacks	Front: N/A Rear: N/A Side: N/A Other: 40' Adjacent To Residential
Bufferyards	Type Required: 20' Thoroughfare Buffer/15' Type II Type Provided: 20' Thoroughfare Buffer
Streetyards	Type Required: 10' Streetyard Min. Type Provided: 10' Streetyard Min. Min 35' Streetyard with Min. 4' Berm Supplement Row of Nellie Stevens Hollies 12' o.c., 8' Ht. At Planting

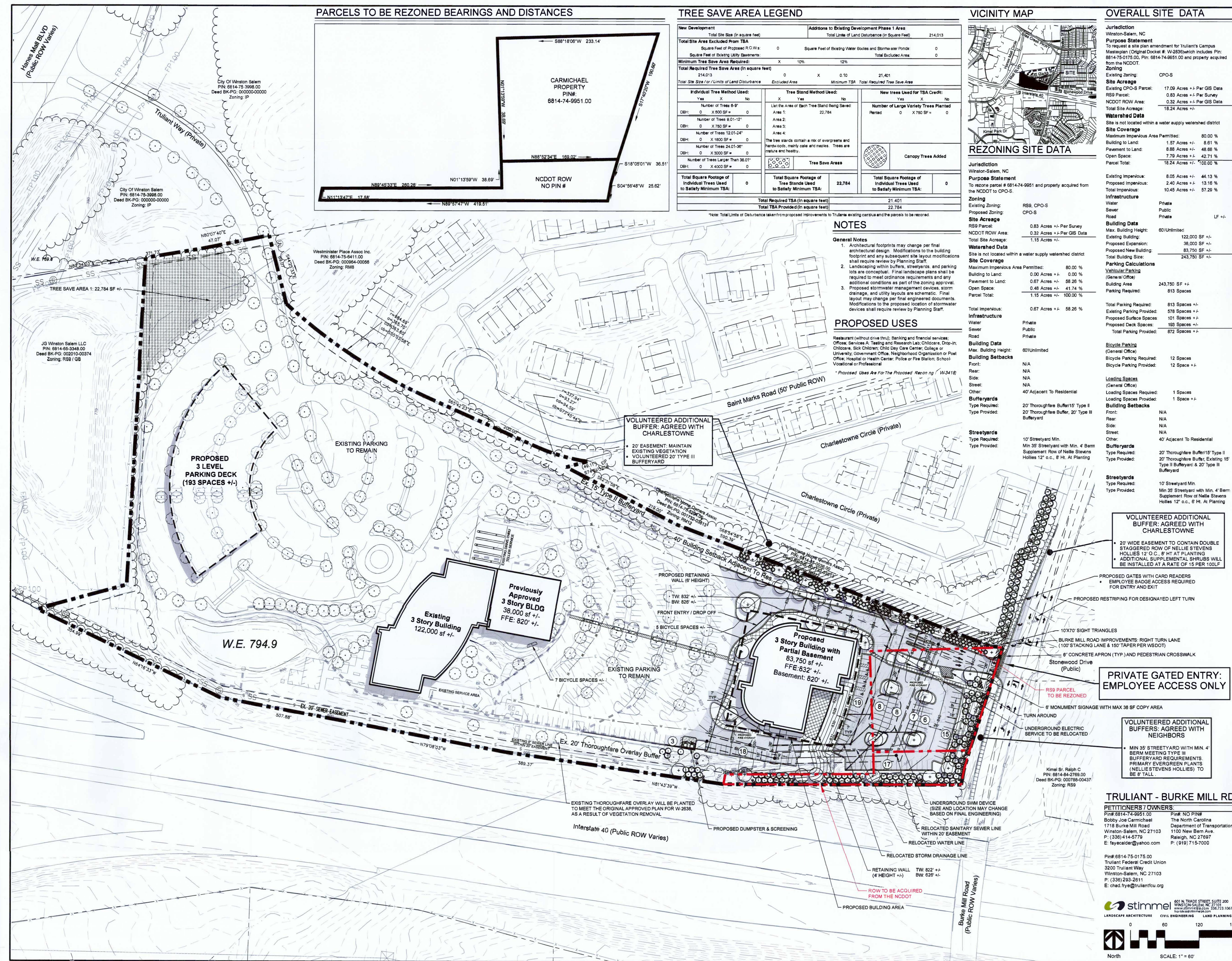
NOTES

- 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.

PROPOSED USES

Restaurant (without drive thru), Banking and financial services; Offices; Services A, Testing and Research Lab; Childcare, Drop-in; Childcare, Sick Children; Child Day Care Center; College or University; Government Office; Neighborhood Organization or Post Office; Hospital or Health Center; Police or Fire Station; School; Vocational or Professional

*Proposed Uses Are For The Proposed Reasoning W/3418



VOLUNTEERED ADDITIONAL BUFFER: AGREED WITH CHARLESTOWNE

- 20' EASEMENT MAINTAIN EXISTING VEGETATION
- VOLUNTEERED 20' TYPE III BUFFERYARD

VOLUNTEERED ADDITIONAL BUFFER: AGREED WITH CHARLESTOWNE

- 20' WIDE EASEMENT TO CONTAIN DOUBLE STAGGERED ROW OF NELLIE STEVENS HOLLIES 12' O.C., 8' HT AT PLANTING
- ADDITIONAL SUPPLEMENTAL SHRUBS WILL BE INSTALLED AT A RATE OF 15 PER 100LF

PRIVATE GATED ENTRY: EMPLOYEE ACCESS ONLY

VOLUNTEERED ADDITIONAL BUFFERS: AGREED WITH NEIGHBORS

- MIN 35' STREETYARD WITH MIN. 4' BERM MEETING TYPE III BUFFERYARD REQUIREMENTS (NELLIE STEVENS HOLLIES) TO BE 8' TALL.

TRULLIANT - BURKE MILL RD

PETITIONERS' OWNERS:

Pin#: 6814-74-9951.00
Bobby Joe Carmichael
1718 Burke Mill Road
Winston-Salem, NC 27103
P: (336) 414-5779
E: bjayceder@yahoo.com

Pin#: NC PIN#
The North Carolina Department of Transportation
1100 New Bern Ave.
Raleigh, NC 27697
P: (919) 715-7000



PROJECT NAME & LOCATION:
TRULLIANT - BURKE MILL RD
WINSTON-SALEM, NC

PLANS FOR:

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

CUSTOMER:
Trulliant Federal Credit Union
3200 Trulliant Way
Winston-Salem, NC 27103
(336) 293-2611
chad.frye@trulliantfcu.org

MARK	DATE	DESCRIPTION
RZ	07/02/2019	Rev. Submittal Per City Comments
RZ	08/02/2019	Submittal
RZ	08/04/2019	Final Submittal

PROJECT NO.: 18-256
DRAWN BY: GH
STIMMEL ASSOCIATES, P.A.

SHEET TITLE:
Rezoning & Site Plan Amendment: Site Plan

Scale: 1" = 60'

SP-1

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