

NOTE: NOT TO SCALE

NOTES

- EXISTING CONTOUR AND PLANIMETRIC INFORMATION IS TAKEN FROM AERIAL PHOTOGRAPHY PERFORMED FOR THE CITY OF WINSTON-SALEM, DATED FEBRUARY 2005.
- PROPERTY BOUNDARY, EASEMENT AND RIGHT OF WAY INFORMATION, IS TAKEN FROM A SURVEY PERFORMED BY CITY OF WINSTON SALEM, DATED MAY 11, 2018.
- THE 100 YEAR FLOODPLAIN INFORMATION WAS OBTAINED FROM FORSYTH COUNTY GIS DATA.
- THIS MAPPING MAY NOT DEPICT CURRENT, EXISTING LAND DEVELOPMENT. REFER TO ABOVE NOTES FOR MAPPING REFERENCE. NO FIELD VERIFICATION OF SITE CONDITIONS HAS BEEN DONE AT THIS TIME.
- THE PROPOSED USE FOR THIS IS ALLOWED IN THE REQUESTED ZONING DISTRICT.
- THE SITE IS LOCATED IN THE MIDDLE MILL CREEK WATERSHED.
- STREAM LOCATIONS BASED ON 1991 RURAL HALL USGS QUADRANGLE.
- FENCING WILL BE CONSTRUCTED AS SHOWN ON THE PLAN IN ACCORDANCE WITH UDO REQUIREMENTS. THE FENCE LINE SHOWN IS APPROXIMATE AND WILL TIE INTO THE EXISTING HANES MILL ROAD LANDFILL FENCE WHICH ENCLOSES THE ENTIRE LANDFILL SITE.
- THE TREE SAVE AREA WILL BE SHOWN IN THE FIELD THROUGH A VARIETY OF METHODS INCLUDING, BUT NOT LIMITED TO: ORANGE TREE SAVE FENCING, PERMANENT FENCING, WATER BODIES, ETC. SIGNS WILL BE PLACED AT FREQUENT INTERVALS THAT INDICATE THE TREES IN THE AREA SHOULD NOT BE REMOVED. THE SIGNS WILL BE IN BOTH ENGLISH AND SPANISH.
- WHERE ORANGE TREE SAVE FENCING IS USED FOR INDIVIDUAL TREES TO BE SAVED, THE FENCING WILL BE PLACED IN A CIRCLE AROUND THE TREE AT A RADIUS EQUAL TO ONE FOOT FOR EVERY ONE INCH OF DIAMETER AT BREAST HEIGHT (DBH), FOR INSTANCE A TREE WITH A DBH OF 13 INCHES WOULD HAVE FENCING AROUND IN A CIRCLE WHOSE RADIUS IS 13 FEET. SEE DETAIL C.
- A STORMWATER STUDY AND/OR STORMWATER PERMIT WILL BE CONDUCTED IF THERE IS A DETERMINATION THAT IT IS NEEDED, PRIOR TO WORK BEGINNING.
- ALL APPLICABLE DRIVEWAY PERMITS WILL BE OBTAINED PRIOR TO WORK BEGINNING (IF NEEDED).
- THE EXISTING RESIDENTIAL DRIVEWAYS WILL BE REMOVED IN THE 100' UNDISTURBED BUFFER AREA. THE AREA WILL BE PLANTED TO MEET THE BUFFERYARD III REQUIREMENTS. ZIGLAR ROAD AT THE REMOVED DRIVEWAY INTERSECTION WILL BE BROUGHT TO MEET NCDOT REQUIREMENTS.
- A SEDIMENT AND EROSION CONTROL PERMIT WILL BE OBTAINED FROM DEMLR PRIOR TO WORK BEGINNING AND UNDISTURBED BUFFERS WILL BE FLAGGED PRIOR TO LAND DISTURBANCE IF THERE IS A DETERMINATION THAT IT IS NEEDED.
- THE SITE WILL HAVE ACCESS TO HANES MILL ROAD LANDFILL TO THE SOUTH BY THE EXISTING LANDFILL ACCESS ROAD. NO ACCESS TO THIS PORTION OF THE SITE WILL BE FROM ZIGLAR ROAD. A NEGATIVE ACCESS EASEMENT ALONG ZIGLAR ROAD AND THE REZONED PARCELS WILL BE FINALIZED PRIOR TO WORK BEGINNING.
- THE POTENTIAL CAB AND OTHER RECYCLING OPERATIONS AREA INDICATES ONE POSSIBLE SITE DEVELOPMENT PLAN. ANY AREA OUTSIDE OF THE BUFFERS, FLOODPLAINS, AND EASEMENTS MAY BE UTILIZED FOR CAB AND OTHER RECYCLING OPERATIONS AS NEEDED AND APPROVED THROUGH PERMITTING.
- TREE SAVE AREAS WILL USE THE GROUP OF TREES PROTECTION DETAIL.
- THE EXISTING WHITE GOODS AREA AND MAINTENANCE SHOP WILL CONTINUE THEIR CURRENT USE.
- THE TWO HOUSES LOCATED ON NORTHEAST OF THE PROPERTY WERE DEMOLISHED IN 2017.
- THE LOCATION OF THE OVERHEAD POWER LINES ARE APPROXIMATE.
- ADDITIONAL EVERGREENS WILL BE PLANTED IN ANY AREA INSIDE THE UNDISTURBED BUFFER NOT MEETING THE TYPE III BUFFERYARD REQUIREMENTS.
- ANY ACTIVE WATER AND SEWER UTILITIES PREVIOUSLY SERVING THE RESIDENTIAL HOUSE WILL BE DISCONNECTED AND CAPPED.

TREE SAVE AREA (TSA) SUMMARY CALCULATIONS

NEW DEVELOPMENT: TOTAL SITE SIZE = 1,070,148 SF
 AREAS EXCLUDED FROM TSA:
 PROPOSED RIGHT-OF-WAYS = 0 SF
 EXISTING UTILITY EASEMENTS = 0 SF
 EXISTING WATER BODIES AND STORMWATER PONDS = 0 SF
 TOTAL SITE AREA EXCLUDED FROM TSA = 0 SF
 MINIMUM TSA REQUIRED = 10%

TOTAL REQUIRED TSA = (1,041,955 SF - 0 SF)10% = 104,195 SF

THE TREE STAND METHOD WAS USED FOR TSA CALCULATIONS.

0 NUMBER OF TREES 6-9"	DBH = 0 X 500 SF = 0 SF
0 NUMBER OF TREES 9.01-12"	DBH = 0 X 750 SF = 0 SF
0 NUMBER OF TREES 12.01-24"	DBH = 0 X 1,800 SF = 0 SF
0 NUMBER OF TREES 24.01-36"	DBH = 0 X 3,000 SF = 0 SF
0 NUMBER OF TREES 36.01+	DBH = 0 X 4,000 SF = 0 SF

TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA = 0 SF

THE TREE AREA COVERED BY 100' UNDISTURBED BUFFER IN THE NORTHWEST OF THE SITE AND THE STRIP OF TREES ALONG THE SOUTHERN PROPERTY LINE ARE 69,785 SF AND 51,461 SQ FT ARE THE AREAS USED FOR THE TREE STAND METHOD. THIS AREA IS COVERED BY MANY TREES THAT RANGE IN SIZE UP TO 30IN DBH. TREES IN THE AREA INCLUDE SWEET GUM, OAK, TULIP POPLAR, AND BEECH TREES, ETC.

TOTAL REQUIRED TSA = 104,195 SF
 TOTAL TSA PROVIDED = 121,246 SF

SITE INFORMATION

7.6% ASPHALT
3.4% GRAVEL
0.7% BUILDING
88.3% OPEN SPACE

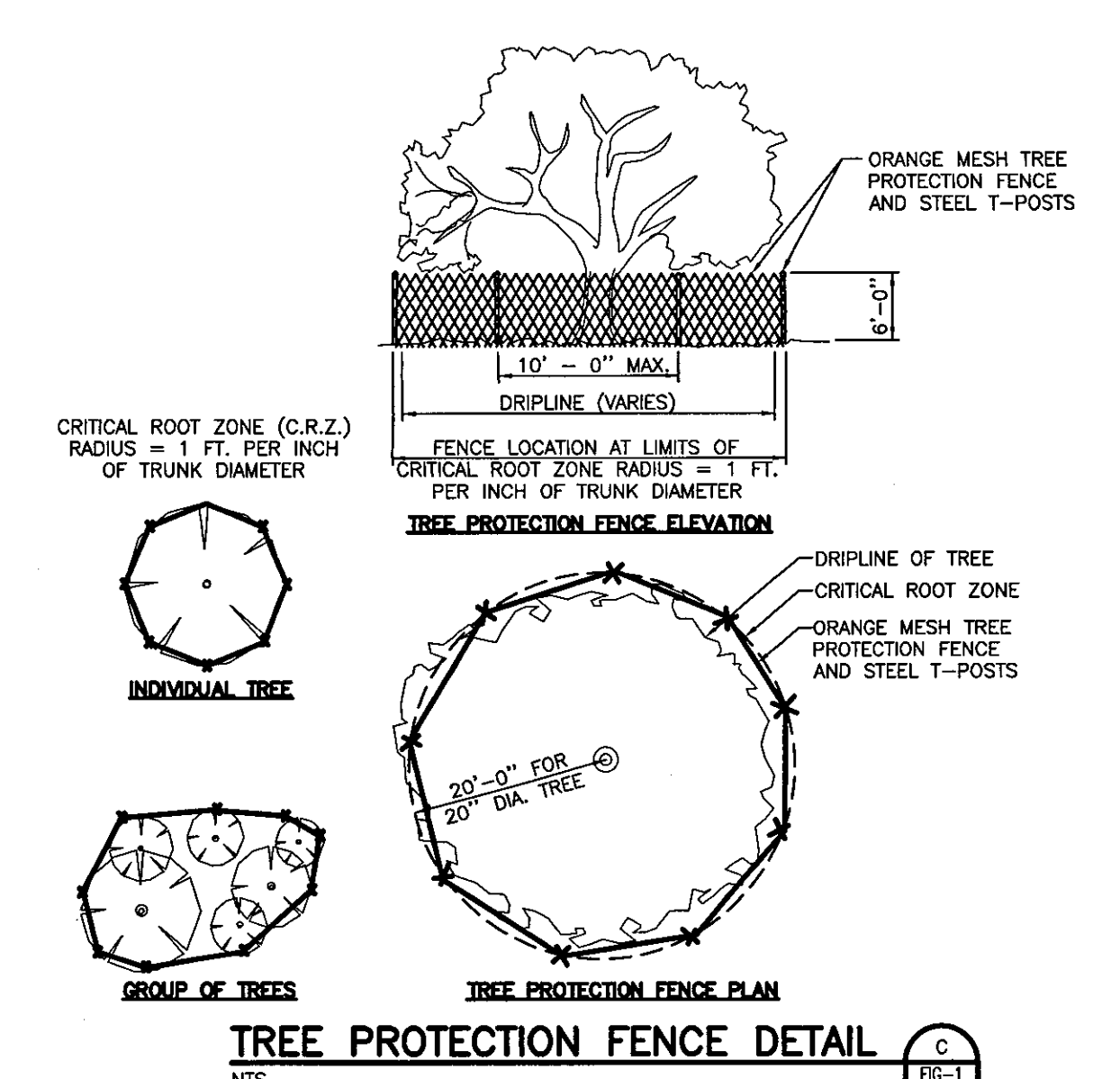
APPLICANT
 THE CITY OF WINSTON SALEM
 ATTN: JAN MCHARGUE
 101 NORTH MAIN STREET
 SUITE 357 WINSTON SALEM, NC 27101
 PHONE: 336-727-8000
 FAX: 336-727-8432
 EMAIL: JANM@CITYOFWS.ORG

OWNER
 THE CITY OF WINSTON SALEM
 ATTN: JAN MCHARGUE
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 SUITE 357 WINSTON SALEM, NC 27101
 PHONE: 336-727-8000
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PLAN PREPARER
 HDR ENGINEERING, INC. OF THE CAROLINAS
 ATTN: MIKE PLUMMER, P.E.
 440 SOUTH CHURCH STREET
 CHARLOTTE, NC 28202-1919
 PHONE: 704-338-6700
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LEGEND

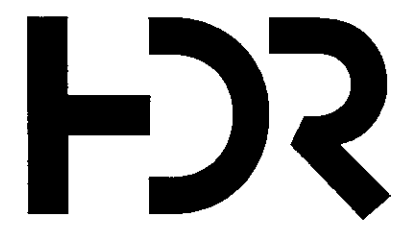
- TAX PARCEL LINE INSIDE REZONING AREA
- ADJOINING PROPERTY LINE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- 100 YEAR FLOODPLAIN
- POTENTIAL CAB RECYCLING AREA
- PROPOSED/EXISTING FENCE
- WOODS
- ZONING BOUNDARY
- OVERHEAD POWER LINE
- PROPOSED NEGATIVE ACCESS EASEMENT
- 100' TYPE III UNDISTURBED BUFFER
- TREE SAVE AREA
- WATER VALVE
- WATER HYDRANT



SITE PLAN LEGEND

REVIEW INFORMATION	ZONING	OFF-STREET PARKING (if applicable)									
<input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Directed Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review	Existing Zoning: <u>GI; RS-9</u> Proposed Zoning: <u>GI-S</u> Proposed Use: <u>Recycling Plant - Processing, Stockpiling area for concrete, asphalt, and bricks (CAB) crushing and recycling operations. Other recyclables may be handled onsite. (Use UDO Terminology)</u>	Proposed Uses: <u>GI-S - Recycling Plant</u> Required Parking: <u>4</u> Spaces / <u>Site</u> (more than one calculation may be needed) Parking Provided: <u>10</u> Spaces									
Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown	DENSITY CALCULATIONS # of Units or Lots: <u>N/A</u> Density: <u>N/A</u> Units/Lots per Acre	OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: <u>N/A</u> Loading/Unloading Spaces Provided: <u>N/A</u> Size: <u>N/A</u> ft. x <u>N/A</u> ft.									
Purpose Statement: The purpose of this request is to <u>obtain</u> the purpose of this request is to obtain <u>GI-S zoning for the described property.</u>	BUFFERYARDS Adjoining Zoning: <u>Required</u> Type Required: <u>Type III</u> Width Provided: <u>100</u> ft.	WATERSHED CALCULATIONS This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.									
INFRASTRUCTURE <table border="1"> <tr> <td>Water</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Sewer</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Streets</td> <td>N/A</td> <td>N/A</td> </tr> </table>	Water	N/A	N/A	Sewer	N/A	N/A	Streets	N/A	N/A	PROPERTIES INFORMATION PIN #'s: <u>6819-92-6183.00</u> <u>6819-91-4729.00</u>	
Water	N/A	N/A									
Sewer	N/A	N/A									
Streets	N/A	N/A									
SITE SIZE AND COVERAGES Total Acreage: <u>23.92</u> Acres Site Coverages: Building to Land <u>0.7</u> % Pavement to Land <u>7.6</u> % Open Space <u>88.3</u> % Building Square Footage: <u>7,404</u> sq. ft. Building Height: <u>35</u> ft.											

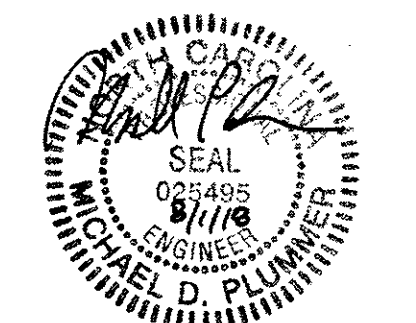
C:\w\p\g\0411574850\g\ Site Plan.dwg, Pld, 7/31/2018 12:44:50 PM, ZPRIESTER



HDR Engineering, Inc. of the Carolinas
 N.C.B.E.L.S. License Number: F-0116
 440 S Church Street, Suites 900 & 1000
 Charlotte, NC 28202-2075
 704-338-6700

ISSUE DATE	DESCRIPTION
C 07/18	REVISED PER ZONING COMMENTS
B 06/18	ISSUED FOR SUBMITTAL
A 06/18	ISSUED FOR PRESUBMITTAL

PROJECT MANAGER	
PROJECT ENGINEER M.D. PLUMMER, P.E.	
STRUCTURAL	
PLUMBING	
ELECTRICAL	
DRAWN BY Z. PRIESTER, EIT	
PROJECT NUMBER 10026455	



Winston-Salem • Forsyth County
City/County Utilities
 Water • Sewer • Solid Waste Disposal

HANES MILL ROAD LANDFILL REZONING

ZIGLAR ROAD PROPERTY REZONING SITE PLAN PRELIMINARY - NOT FOR CONSTRUCTION

0 1" 2" FILENAME SITE PLAN SHEET 01
 SCALE 1"=100'

W-3379 Revised File Copy