

SITE DATA:

TOTAL PROPOSED SITE AREA: 1.83 ACRES
TOTAL DISTURBED AREA: 1.96 ACRES (INCLUDES OFFSITE IMPROVEMENTS)
PARCEL ZONING: HB
PROPOSED PERVIOUS AREA: 1.53 ACRES
EXISTING PERVIOUS AREA: 0.37 ACRES
PROPOSED IMPERVIOUS AREA: 0.30 ACRES (16.6%) (EXCLUDES OFFSITE IMPROVEMENTS)(GRAVEL INSIDE SUBSTATION FENCE COUNTED AS PERVIOUS PER NCDCEG STORMWATER DESIGN MANUAL)
EXISTING IMPERVIOUS AREA: 1.47 ACRES (80.3%) (EXCLUDES OFFSITE IMPROVEMENTS)
RIVER BASIN: YADKIN PEE-DEE

OWNER INFORMATION

COMPANY: DUKE ENERGY CAROLINAS, LLC
CONTACT: SHANE ESTRIDGE, PE
ADDRESS: 525 S TRYON STREET, CHARLOTTE NC 28202
EMAIL: SHANE.ESTRIDGE@DUKE-ENERGY.COM
PHONE: 704-382-0071

ENGINEER INFORMATION

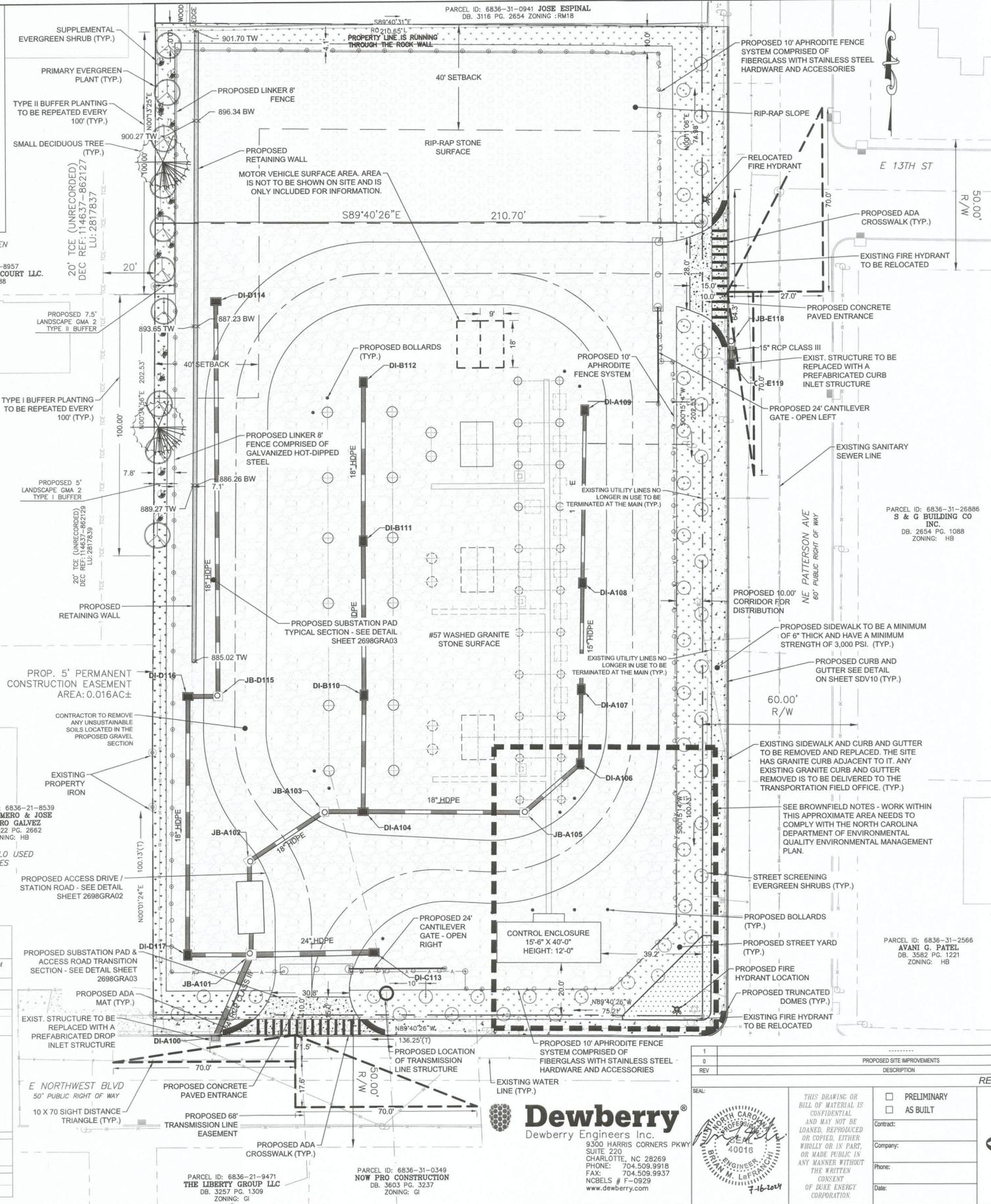
COMPANY: DEWBERRY ENGINEERS INC
CONTACT: BRIAN LAFRANCHI, PE
ADDRESS: 9300 HARRIS CORNERS PKWY - SUITE 220, CHARLOTTE NC 28269
EMAIL: BLAFRANCHI@DEWBERRY.COM
PHONE: 704-631-5206

SITE PLAN LEGEND

Table with 4 columns: REVIEW INFORMATION, ZONING, PROPERTY INFORMATION, LAND COVERAGE. Includes details on review types, zoning (HB, RM18), property numbers, and land coverage percentages.

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

Table for tree save area calculations. Includes sections for New Development, Additions to Existing Development, Individual Trees Method Used, and Total Square Footage of Tree Stands.

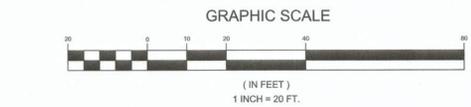


- SITE GENERAL NOTES: 1. THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON DATUM EPOCH: NAD83 (NSRS 2011) / NAVD83. A 1' CONTOUR INTERVAL IS SHOWN. 2. SURVEY PERFORMED BY ESP ASSOCIATES NC FIRM #1407. SURVEY IDENTIFIED AS 106326-011362, DATED MARCH 29 2023. REVISED APRIL 25 2023. NORTHERN SURVEY IDENTIFIED AS 106326\_B\_ACQUISITION\_R1\_042224, DATED JANUARY 18 2024. REVISED APRIL 22 2024.

INSPECTIONS, TESTS, AND REPORTS

ALL REQUIRED INSPECTIONS AND TEST SHALL BE PERFORMED BY A QUALIFIED AND APPROVED TESTING AND INSPECTION AGENCY. COPIES OF ALL INSPECTION AND TEST REPORTS SHALL BE FURNISHED TO THE ENGINEER OF RECORD. ONE SET OF INSPECTION REPORTS SHALL BE KEPT ON SITE.

LEGEND: PROPERTY LINES, SETBACK, BUFFER, LINE R/W LIMITS, DISTRIBUTION LINE, TRANSMISSION LINE, PROPOSED 10' APHRODITE FENCE, PROPOSED LINKER 8' FENCE, PAVED CONCRETE APRON/SIDEWALK, CONCRETE PAVEMENT, GRAVEL SUBSTATION PAD (STONE), PROPOSED GRASS/PLANTING AREA, RIP-RAP SLOPE (STONE).



REVISION HISTORY table with columns: REV, DESCRIPTION, PERMITTING, ISSUE TYPE, DPN, DFT, LLE, SE, BML, TRD, DATE.

Dewberry logo and contact information: Dewberry Engineers Inc., 9300 HARRIS CORNERS PKWY SUITE 220 CHARLOTTE, NC 28269. PHONE: 704-509-9918. FAX: 704-509-9937. NCBSL # F-0929. www.dewberry.com

Professional Engineer seal for Brian Lafranchi, No. 40016, State of North Carolina, expires 7-16-2024.



SITE DEVELOPMENT SITE PLAN 100-24/12.5KV SUBSTATION PATTERSON AVE RET. LOCATION: WINSTON-SALEM, FORSYTH COUNTY, NC. ARCH D: NC-SC 2698. DRAWING NUMBER: 3044724SDV06. REV: 0.

PBR 2024-06
PLANNING BOARD REVIEW APPROVAL
SIGN: [Signature]
PRINT: Bryan D. Wilson DATE: 7/11/2024
Director/Designated Officer
Winston-Salem/Forsyth County Planning Board

- Conditions: PBR 2024-06
PRIOR TO ISSUANCE OF GRADING PERMITS: a. The developer shall obtain a driveway permit from the City of Winston Salem; additional improvements may be required prior to issuance of the driveway permits.
PRIOR TO ISSUANCE OF BUILDING PERMITS: a. Developer shall obtain a driveway permit from the City of Winston Salem; additional improvements may be required prior to issuance of the driveway permits.
PRIOR TO ISSUANCE OF OCCUPANCY PERMITS: a. The developer shall complete all requirements of the driveway permit (s) b. Building shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

Notice of Vested Rights: The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

Notice of Site Plan Compliance: All development that occurs on the subject property shall be in conformance with approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the Planning Board and/or elected body.

3044724SDV06 REV: 0