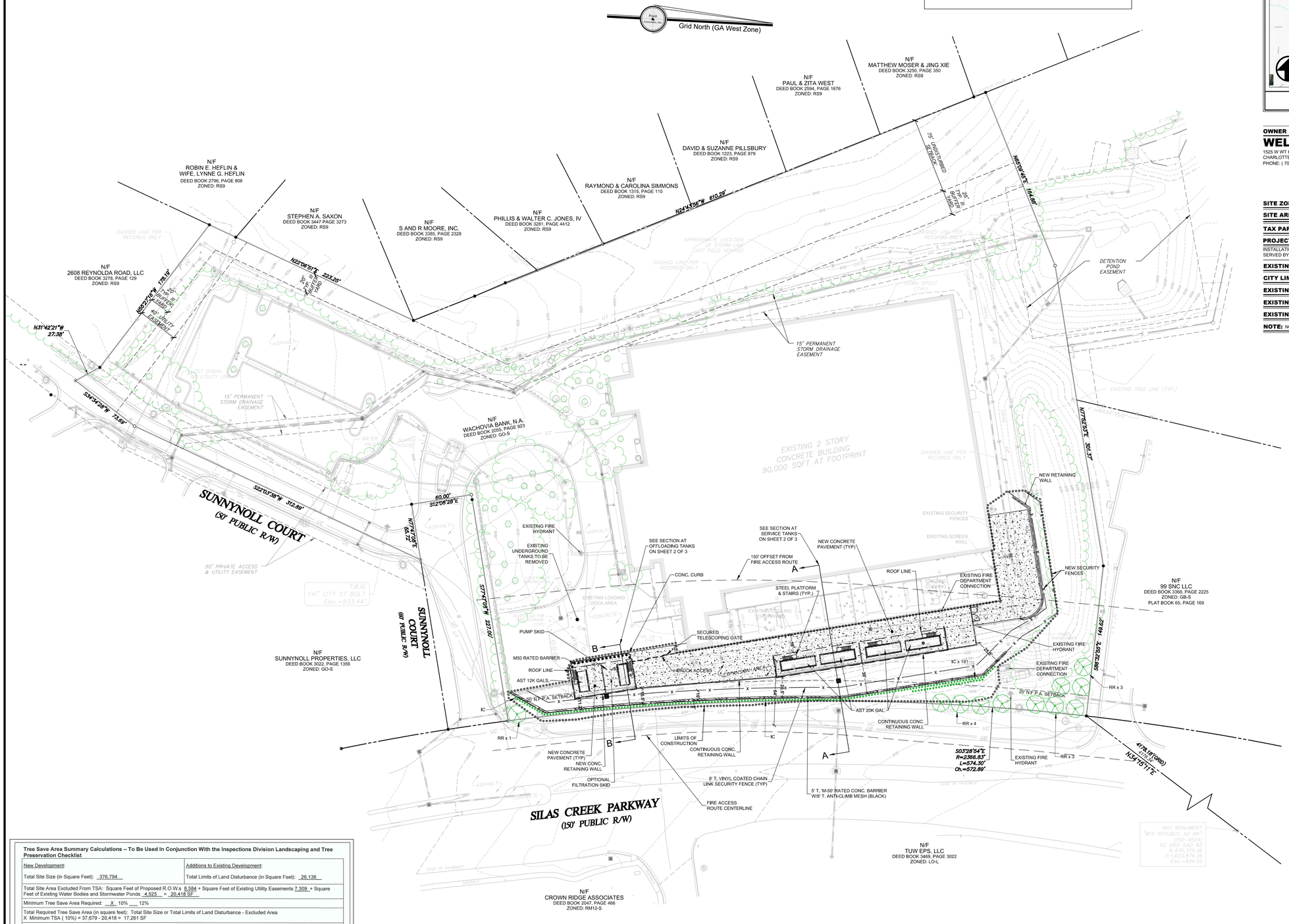
PURPOSE STATEMENT:

THE PURPOSE OF THIS APPLICATION IS A SITE PLAN AMENDMENT FOR A PROPERTY ZONED GO-S. THE PROPOSED IMPROVEMENTS INCLUDE THE INSTALLATION OF NEW ABOVE GROUND FUEL STORAGE TANKS (ASTSs) ALONG WITH ASSOCIATED ROOF ENCLOSURES, WALLS, FENCING, AND PAVEMENTS. PREVIOUS ZONING CASES FOR THIS PROPERTY INCLUDE W-2199 AND W-2898.



LOCATION MAP
NOT TO SCALE

OWNER

WELLS FARGO CPG

1525 W WT HARRIS BLVD.
CHARLOTTE, NC 28262
PHONE: (704) 467-0058

CONTACT
MR. Larry Hayes
PHONE: (704) 718-2230
E-mail: larry.g.hayes@wellsfargo.com

SITE ZONING:	GO-S
SITE AREA:	8.65 ACRES
TAX PARCEL ID:	6817-82-3532

PROJECT DESCRIPTION:
INSTALLATION OF NEW ABOVE GROUND FUEL STORAGE TANKS. EXISTING FACILITY IS SERVED BY PUBLIC WATER AND SEWER.

EXISTING USE: Services, A

CITY LIMITS: WINSTON-SALEM

EXISTING BUILDING COVERAGE: 24%

EXISTING/PROPOSED PAVEMENT COVERAGE: 34%

EXISTING/PROPOSED IMPERVIOUS COVERAGE: 58%

NOTE: NOT LOCATED IN WATERSHED.

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): 376,794	Total Limits of Land Disturbance (in Square Feet): 26,136
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 8,584 + Square Feet of Existing Utility Easements 7,309 + Square Feet of Existing Water Bodies and Stormwater Ponds 4,525 = 20,418 SF	
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%) = 37,679 - 20,418 = 17,261 SF	

Individual Trees Method Used: X Yes ___ No	Tree Stand Method Used: X Yes ___ No	New Trees Used For TSA Credit: ___ Yes ___ No
Number of Trees 6-9" DBH: 12 X 500sf = 6,000	List the Area of Each Tree Stand Being Saved: 43,459 SF	Number of Large Variety Trees Planted: ___ X 750sf = ___
Number of Trees 9.01-12" DBH: 6 X 750sf = 4,500	Describe Each Tree Stand (Age, Health, Species Mix) - Medium age, healthy stand comprised of a mix of evergreen and deciduous trees.	
Number of Trees 12.01-24" DBH: 10 X 1800sf = 18,000		
Number of Trees 24.01-36" DBH: ___ X 3000sf = ___		
Number of Trees Larger Than 36.01" DBH: ___ X 4000sf = ___		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 28,500	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 43,459	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: ___
Total Required TSA (in Square Feet): 17,261		
Total TSA provided (in Square Feet): 71,959		

Silas Creek Parkway Streetyard Calculations

574' FRONTAGE ALONG SILAS CREEK PKWY @ 2 DECIDUOUS TREES PER 100 LF = 11 DECIDUOUS TREES REQUIRED
- 11 DECIDUOUS TREES PROPOSED
574' / 3' = 191 18" SHRUBS AT 18" SPACING EDGE TO EDGE.
-191 SHRUBS PROPOSED

PROPOSED PLANTINGS

	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
	IC	176	Ilex Cornuta 'Carissa'	CHINESE HOLLY	36" tall	b&b	3' OC	Matching
	RR	11	Acer Rubrum 'Armstrong'	RED MAPLE	2" cal.	b&b	ai	Matching

SCALE: 1" = 40'
GRAPHIC SCALE - IN FEET
20 0 40 80 120 160

DRWN BY: BT CHKD BY: TPJ JN: 1-19-0436 FN: 214-E-134

© Copyright 2020
Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

WELLS FARGO

SILAS FUEL SYSTEM
100 SUNNYNOLL CT.
WINSTON-SALEM, NC

The Samuel Group
5887 GLENRIDGE DRIVE
SUITE 375
ATLANTA, GA 30328
TEL: 404-233-8110

CONSULTANTS

Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
Contact person: Brent Thomas

NORTH CAROLINA PROFESSIONAL SEAL No. 022276 ENGINEER TRAVIS W. PRUITT, JR.
For The Firm
Pruitt & Associates, Inc.

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	01/22/20
REVIEWED BY:	BT
DRAWN BY:	BT
DESIGNED BY:	

WELLS FARGO BE NUMBER
142346

SHEET TITLE

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER
1 of 3

TSG PROJECT NUMBER
1932024

SILAS FUEL SYSTEM - 100 SUNNYNOLL COURT, WINSTON-SALEM, NC 27106

W:\2019\190436\Engineering\CAD\Drawings\190436CP 2020-02-18.dwg, Concept, aukrainskiy, Apr. 30, 20-1:11:39 PM, 1:20