

SITE PLAN LEGEND

<p>REVIEW INFORMATION</p> <p>Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review</p> <p>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</p> <p>Purpose Statement: The purpose of this request is to <u>REZONE TO ACCOMMODATE A STORAGE SERVICES, RETAIL.</u></p>	<p>ZONING</p> <p>Existing Zoning: HB-S Proposed Zoning: GB-S</p> <p>Proposed Uses: STORAGE SERVICES, RETAIL</p> <p>(Use UDO Terminology)</p> <p>DENSITY CALCULATIONS</p> <p># of Units or Lots: _____ Density: _____ Units/Lots per Acre</p> <p>(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)</p>	<p>OFF-STREET PARKING (if applicable)</p> <p>STORAGE SERVICES, RETAIL Required Parking: 2 SPACES + 1 FOR EA. 125 STORAGE UNITS. #11 TOTAL UNITS (INCLUDES FUTURE) 9 SPACES REQD Parking Provided: 7 REGULAR SPACES + 8 REGULAR SPACES + 1 HANDICAP SPACE = 9 SPACES.</p> <p>OFF-STREET LOADING (if applicable)</p> <p>Loading/Unloading Spaces Required: <u>N/A</u> Loading/Unloading Spaces Provided: _____ Size: _____ ft. X _____ ft.</p> <p>BUFFERYARDS</p> <p>Adjoining Zoning: HB-S & LB</p> <p>Type Required: _____ Width Provided: _____ ft.</p> <p>WATERSHED CALCULATIONS</p> <p>This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.</p> <ul style="list-style-type: none"> WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brand WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River 												
<p>INFRASTRUCTURE</p> <table border="1"> <tr> <th></th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Streets</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>Linear feet of public streets: _____ ft.</p>		Public	Private	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>PROPERTY INFORMATION</p> <p>PIN #'s: PORTION OF 6822-78-3147</p> <p>SEE LEGAL DESCRIPTION BELOW.</p>	
	Public	Private												
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>												
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>												
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>												
<p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: 2.82 Acres Site Coverages: Building to Land 38.8 % Pavement to Land 7.1 % Open Space 54.1 %</p> <p>Building Square Footage: 86,800 sq. ft. Building Height: BLDG 1-18', BLDG 2-32'</p>														

NOTES:
1. NOT LOCATED IN A MANAGED WATER SUPPLY WATERSHED.
2. ALL NEW EXTERIOR LIGHTING MUST COMPLY WITH UDO-286 "STANDARDS FOR OUTDOOR LIGHTING".

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): 128,839.2 SF	Total Limits of Land Disturbance (in Square Feet): 105,174.8 SF
Total Site Area Excluded From TSA: SQUARE FEET OF PROPOSED R.O.W. 12,192 SF + SQUARE FEET OF EXISTING UTILITY EASEMENTS 16,861 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER POND 5,500 = 34,553	
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 %) = 8,849 SF	
Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of Trees 6"-9" DBH: X 500sf = _____	List the Area of Each Tree Stand Being Saved:
Number of Trees 9.01"-12" DBH: X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix)
Number of Trees 12.01"-24" DBH: X 1800sf = _____	
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: _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: _____
Total Required TSA (in Square Feet): 8,849 SF	Total TSA provided (in Square Feet): 9,000 SF

LEGAL DESCRIPTION OF PART OF PARCEL # 6822-78-3147
BEGINNING AT A NEW IRON PIPE, SAID IRON PIPE HAVING NAD 83 (2011) COORDINATES OF N: 827,975.53 & E: 1,627,199.16; SAID IRON PIPE BEING THE SOUTHWEST CORNER OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL#6822-78-3147, D.B. 3312, PG. 1885, TRACT "D") BEING ON THE EASTERN RIGHT-OF-WAY OF PETERS CREEK PARKWAY - NC HWY 150 AND BEING NORTHWESTERN CORNER OF WILSHIRE GOLF CLUB, INC. (PARCEL# 6822-77-7063); THENCE LEAVING THE SAID WILSHIRE GOLF CLUB AND ALONG SAID PETERS CREEK PARKWAY EASTERN RIGHT-OF-WAY NORTH 05°07'24" EAST 176.40 FEET TO A NEW IRON ROD, SAID IRON ROD BEING THE SOUTHWEST CORNER OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL #6822-78-3147, D.B. 3312, PG. 1885, TRACT "C"); THENCE LEAVING SAID PETERS CREEK PARKWAY RIGHT-OF-WAY AND ALONG SAID TRACT "C" SOUTHERN PROPERTY LINE SOUTH 84°36'40" EAST 165.46 FEET TO A NEW IRON ROD, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT "C" AND A WESTERN LINE OF RAY & SALLIE EDWARDS INVESTMENTS, LLC, (PARCEL # 6822-78-3147, D.B. 3312, PG. 1885, TRACT "A"); THENCE LEAVING SAID TRACT "D" AND ALONG SAID TRACT "C" EASTERN PROPERTY LINE NORTH 05°23'00" EAST 200.00 FEET TO A NEW NAIL, SAID NAIL BEING THE SOUTHWEST CORNER OF JAY T. PROPERTIES, LLC (PARCEL # 6822-78-3401, TRACT "B"); THENCE LEAVING TRACT "C" AND ALONG SAID JAY T. PROPERTIES, LLC EASTERN PROPERTY LINE NORTH 05°23'00" EAST 139.00 FEET TO A COMPUTED POINT, SAID COMPUTED POINT BEING ON THE SOUTHERN LINE OF WILSHIRE DEVELOPMENT CO. INC. (PARCEL #6822-78-5621) AND BEING ON THE SOUTHWEST CORNER OF JAY T. PROPERTIES, LLC; THENCE LEAVING SAID JAY T. PROPERTIES, LLC AND ALONG A SOUTHERN AND WESTERN PROPERTY LINE OF WILSHIRE DEVELOPMENT CO. INC. THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 84°36'40" EAST 180.35 FEET TO A NEW IRON PIPE; 2) SOUTH 05°25'21" WEST 522.72 FEET TO A NEW IRON PIPE, SAID IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TRACT "A" AND ON A NORTHERN PROPERTY LINE OF SAID WILSHIRE GOLF CLUB; THENCE LEAVING SAID WILSHIRE DEVELOPMENT CO. INC. AND ALONG SAID WILSHIRE GOLF CLUB, INC. NORTHERN LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 83°23'38" WEST 180.04 FEET TO A NEW IRON ROD, BEING THE SOUTHWEST CORNER OF SAID TRACT "D" AND BEING THE SOUTHWEST CORNER OF SAID TRACT "A" 2) NORTH 83°23'38" WEST 164.69 FEET TO THE POINT AND PLACE OF BEGINNING. 2.82± ACRES.
THE ABOVE LEGAL DESCRIPTION WAS WRITTEN FROM A BOUNDARY SURVEY BY DAVIS-MARTIN-POWELL & ASSOCIATED, INC. ENTITLED "JAY T. PROPERTIES, LLC AND RAY & SALLIE EDWARDS INVESTMENTS, LLC REVISED DATED SEPTEMBER 2, 2004. CONTAINING TRACTS "A" AND "D".

PAVEMENT HATCHING LEGEND

	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	CONCRETE

EROSION CONTROL LEGEND

	OUTLET PROTECTION
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LANDSCAPE LEGEND

	LARGE VARIETY TREE MIN HEIGHT = 8' 2" DIA MEASURED 6" ABOVE GROUND. 12- REQUIRED
	CRYPTOMERIA EVERGREEN 10' ON CENTERS AT LOCATIONS INDICATED

Bio-Retention Calculations for Peters Creek Storage - Biocell No. 1

1.7218 1.0352 0.5165	DRAINAGE AREA: 75000 SF IMPERVIOUS AREA: 52500.00 SF PERVIOUS AREA: 22500.00 SF
RUNOFF TO CATCH V=3630"R ² /R ² V ²	BIO-RETENTION CELL SIZE DEPTH OF WATER: 12 IN AREA REQUIRED: 4250.00 SF AREA PROVIDED: 4300 SF DEPTH OF CELL: 2 FT
Rd= 1.0 Rv=0.05+0.009R ^{1.49} I= 70 % Rv= 0.68 D= 1.7218 AC.	
WQV= 4250.00 CF	
WATER DRAWDOWN RATE Q=(2.3e-5)K ^{0.5} A ^{0.5} M ^{1.5}	UNDERDRAIN PIPE AND GRAVEL ENVELOPE PIPE CAPACITY: D=16"(Q ^{0.75} /0.5) ^{0.375} 1.4964 CFS Q= 0.011 A= 3.00 S= 0.005 Q= 9.28250 IN USE: 4" SMOOTH WALL PLASTIC PIPE GRAVEL ENVELOPE: 2 IN
K= 1 INHR A= 4300 M= 3.00 S= 0.005 Q= 0.1496 CFS	
V0-S= 3225 CF T0-S= 5.99 HRS r= 0.45 V0-S= 3870 CF T0-S= 7.18 HRS	
TIME= 13.17 HRS	

Bio-Retention Calculations for Peters Creek Storage - Biocell No. 2

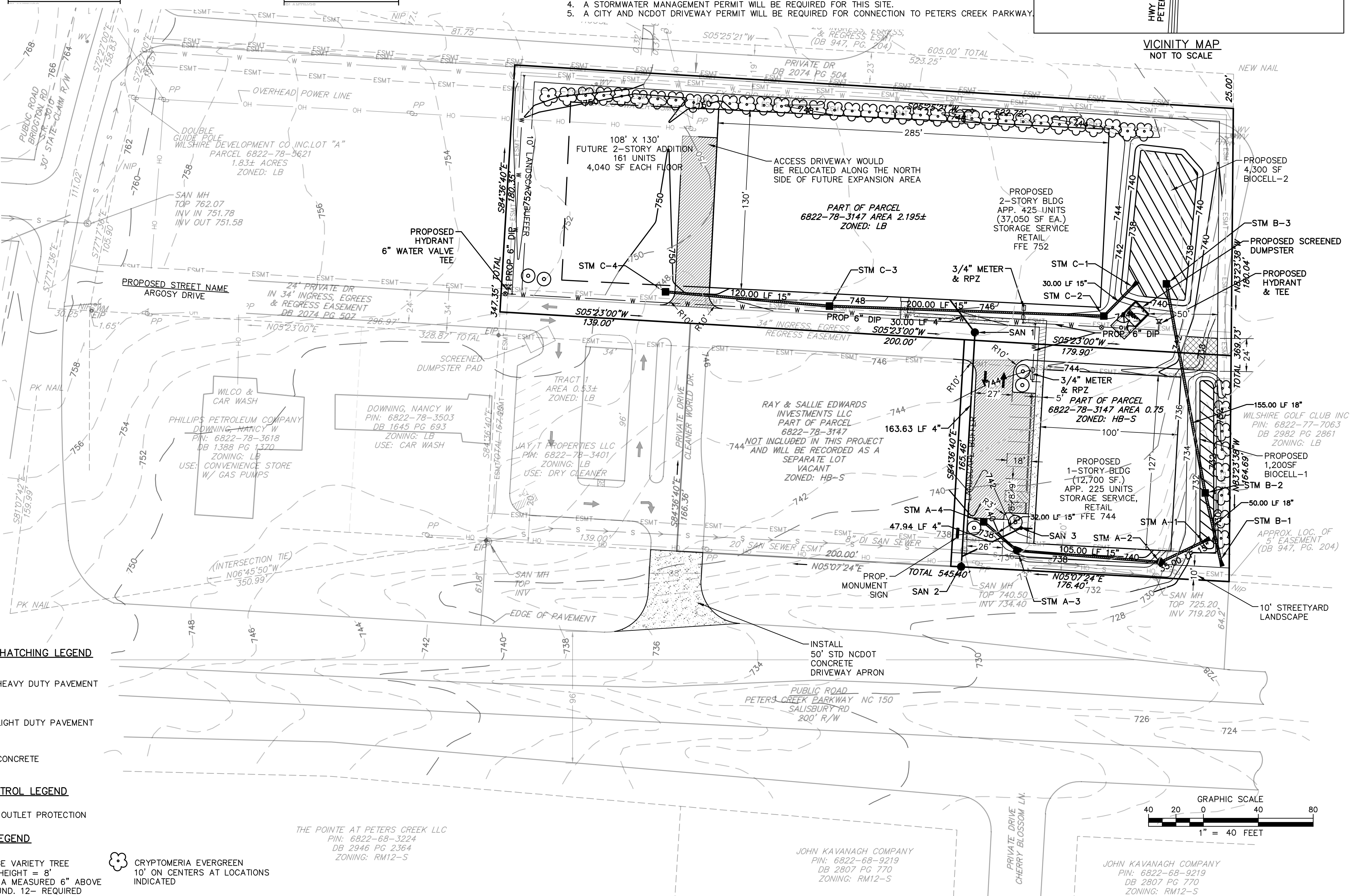
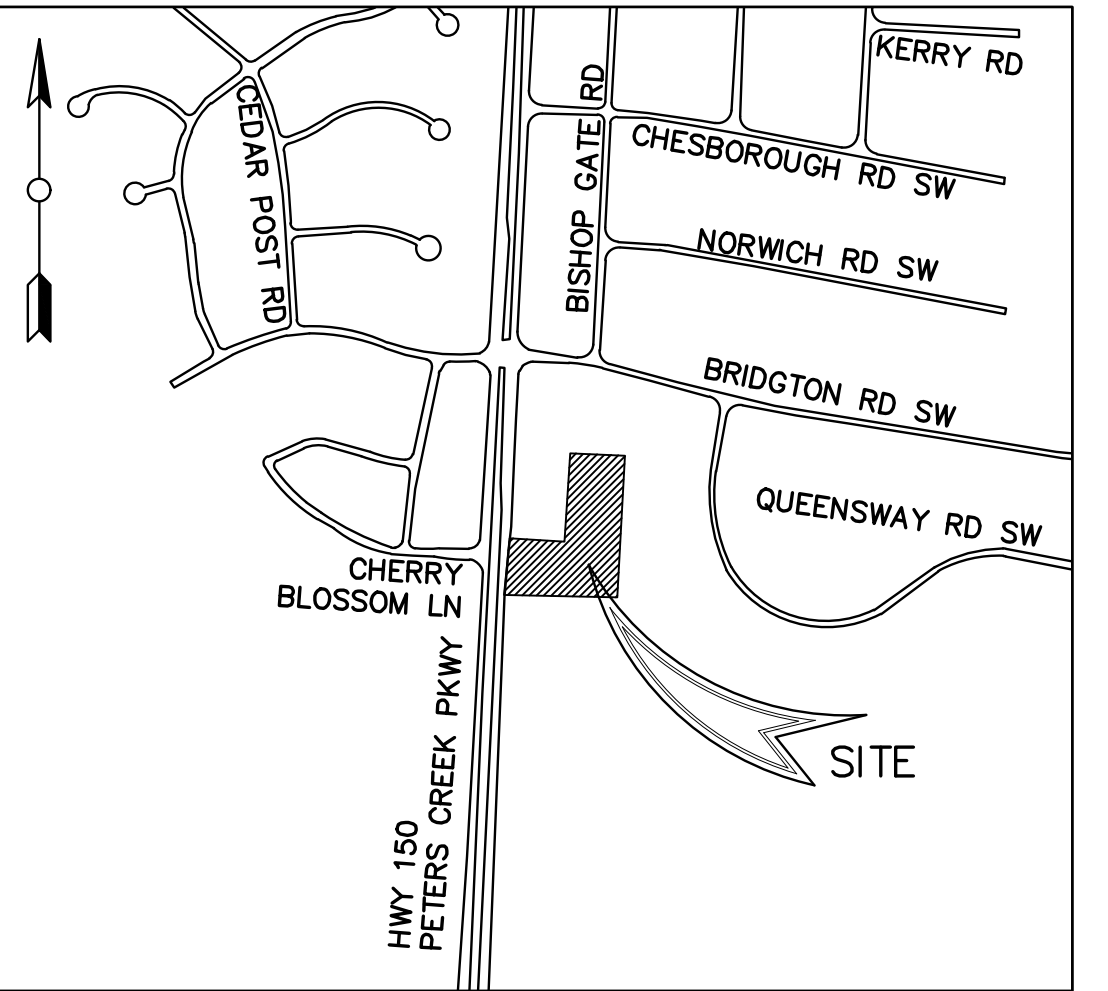
0.5326 0.3196 0.2130	DRAINAGE AREA: 22200 SF IMPERVIOUS AREA: 13920.00 SF PERVIOUS AREA: 8280.00 SF
RUNOFF TO CATCH V=3630"R ² /R ² V ²	BIO-RETENTION CELL SIZE DEPTH OF WATER: 12 IN AREA REQUIRED: 1140.87 SF AREA PROVIDED: 1200 SF DEPTH OF CELL: 2 FT
Rd= 1.0 Rv=0.05+0.009R ^{1.49} I= 60 % Rv= 0.59 D= 0.5326 AC.	
WQV= 1140.87 CF	
WATER DRAWDOWN RATE Q=(2.3e-5)K ^{0.5} A ^{0.5} M ^{1.5}	UNDERDRAIN PIPE AND GRAVEL ENVELOPE PIPE CAPACITY: D=16"(Q ^{0.75} /0.5) ^{0.375} 0.4176 CFS Q= 0.011 A= 3.00 S= 0.005 Q= 6.73945 IN USE: 4" SMOOTH WALL PLASTIC PIPE GRAVEL ENVELOPE: 2 IN
K= 1 INHR A= 1200 M= 3.00 S= 0.005 Q= 0.0418 CFS	
V0-S= 900 CF T0-S= 5.99 HRS r= 0.45 V0-S= 1090 CF T0-S= 7.18 HRS	
TIME= 13.17 HRS	

OWNER:
RAY & SALLIE EDWARDS INVESTMENTS LLC
2019 EASTCHESTER DR
HIGH POINT NC 27265
(336) 841-4188
RAYEDWARDS@AOL.COM

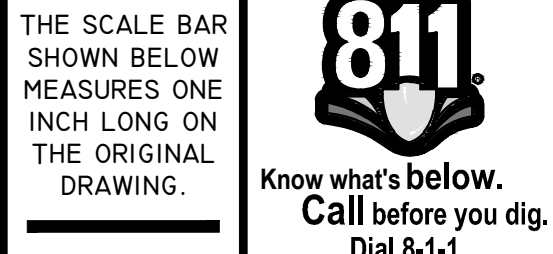
DEVELOPER:
LEOTERRA DEVELOPMENT
3775 PETERS CREEK PARKWAY
WINSTON SALEM NC 27284
MR. BUDDY LYON
(336)671-1858
BUDDY@LEOTERRADEVELOPMENT.COM

DESIGNER:
DAVIS-MARTIN-POWELL
6415 OLD PLANK RD
HIGH POINT NC 27265
(336)886-4821
LENGLAND@DMP-INC.COM

- NOTES:**
- NOT LOCATED IN A MANAGED WATER SUPPLY WATERSHED.
 - ALL NEW EXTERIOR LIGHTING MUST COMPLY WITH UDO-286 "STANDARDS FOR OUTDOOR LIGHTING".
 - THIS PROJECT WILL DISTURB MORE THAN 10,000 SF AND WILL REQUIRE AN EROSION CONTROL/GRADING PERMIT FROM THE CITY OF WINSTON-SALEM.
 - A STORMWATER MANAGEMENT PERMIT WILL BE REQUIRED FOR THIS SITE.
 - A CITY AND NCDOT DRIVEWAY PERMIT WILL BE REQUIRED FOR CONNECTION TO PETERS CREEK PARKWAY.



REV	DATE	DESCRIPTION	BY	PROJECT	I90174
1	2/27/20	ADDRESS CITY COMMENTS			
2		DESIGNED			
3		DRAWN	HMC		
4		CHECKED	ETM		
5		SCALE AS NOTED			
6		SURVEYED	N/A		



PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REZONING SITE PLAN
PETERS CREEK STORAGE
3775 PETERS CREEK PKWY
WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY
WINSTON SALEM, NORTH CAROLINA

SHEET NO.
C2.1
OF _____