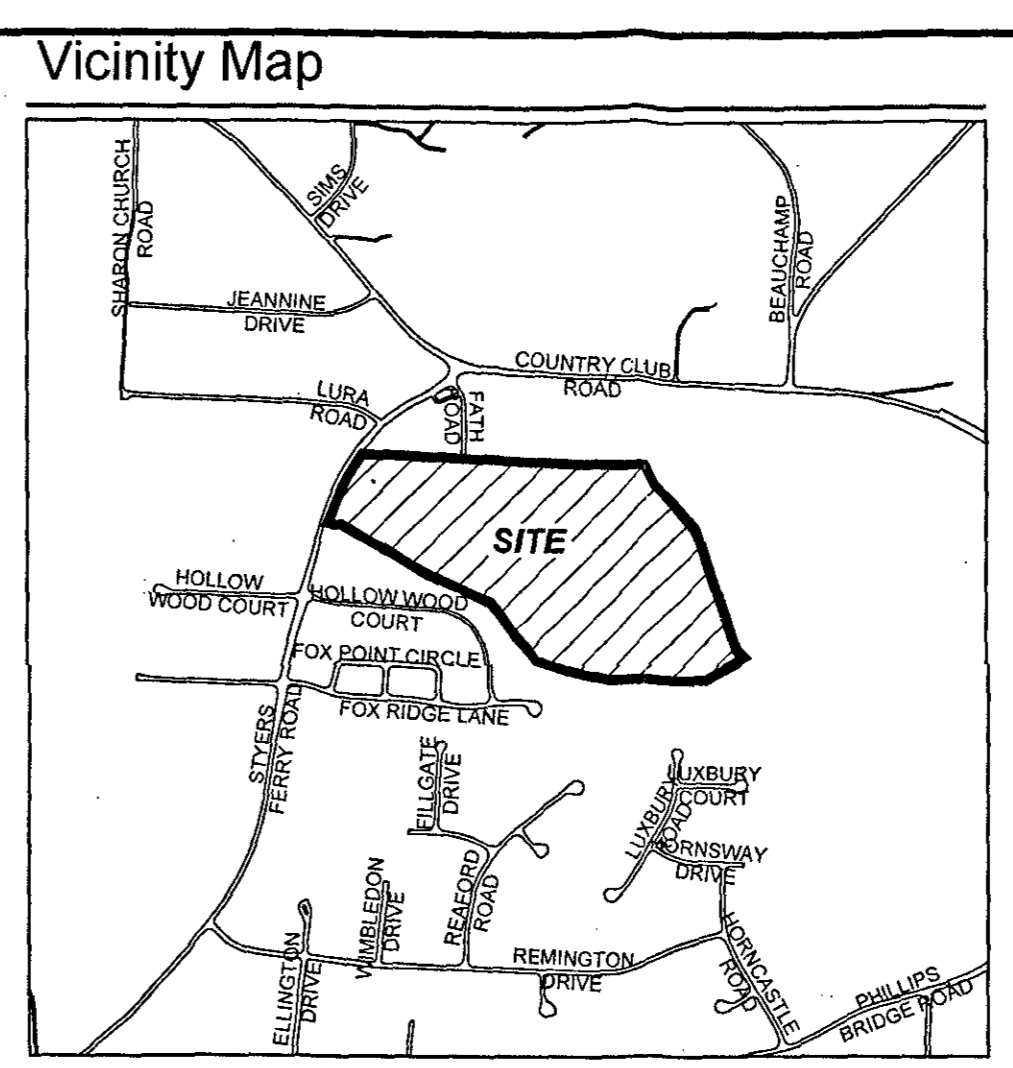
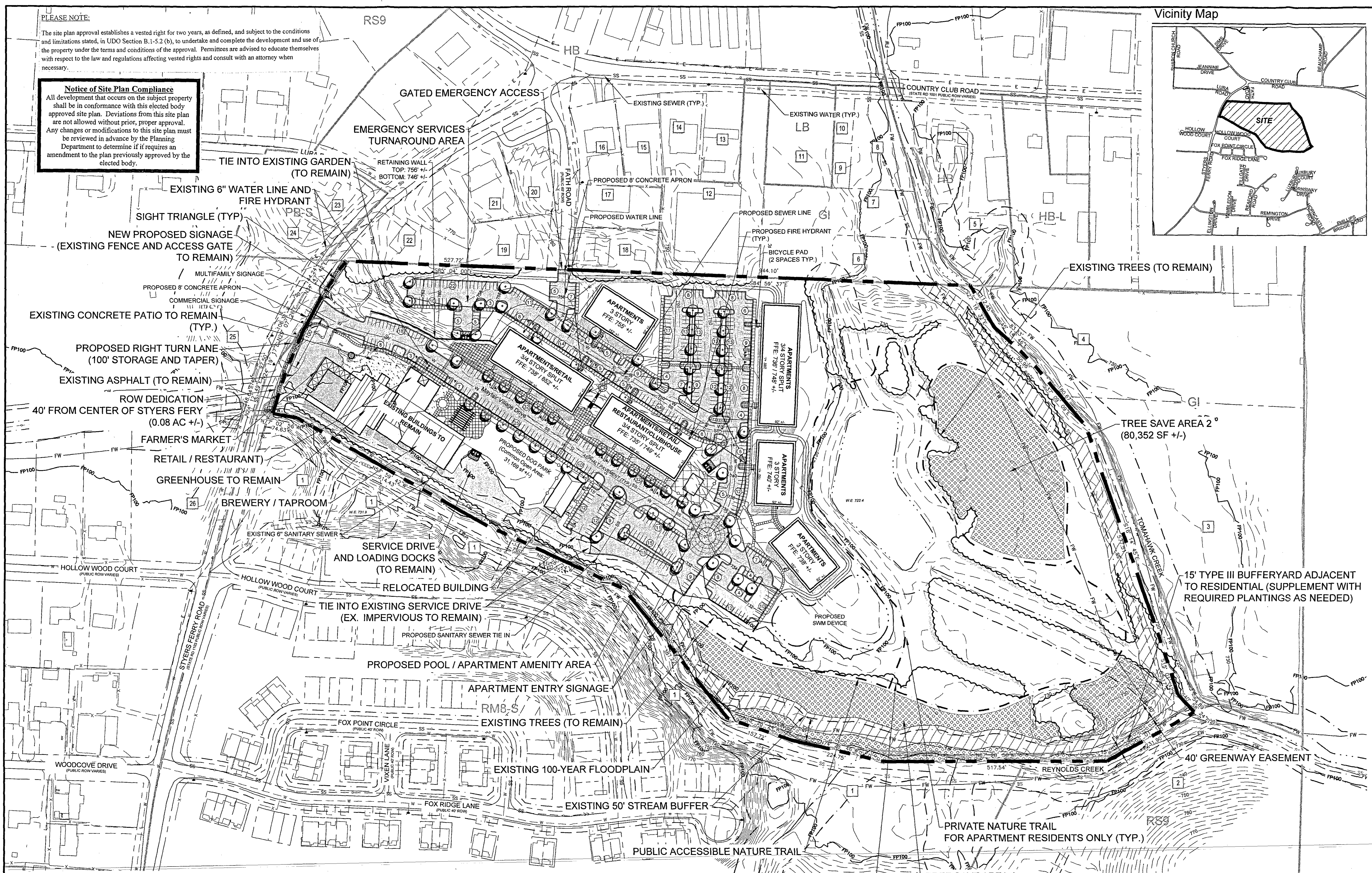


PLEASE NOTE:
The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated, in UDO Section B.1-5.2 (b), to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are 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 this elected body 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 elected body.



Site Data

Jurisdiction: Winston-Salem, NC
Purpose Statement: To rezone the subject parcel (from HB-S to GB-S) to allow for Medium-Density Housing within a Mixed Use Development.
Zoning: HB-S (Highway Business Special Use)
Proposed Zoning: GB-S (General Business Special Use)
Proposed Uses: Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care; Drop-In; Church or Religious Institution; Community, Church or Religious Institution; Neighborhood Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Office; Neighborhood Organization; or Post Office; Hospital or Health Center; Hotel or Motel; Institutional/Vocational Training Facility; Library; Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store; Retail Office; Recreation Facility; Public; Recreation Services; Indoor; Recreation Services; Outdoor; Restaurant (w/ drive-through service); Retail Store; Services A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool; Private; Testing and Research Lab; Theater; Indoor Urban Agriculture (W); Veterinary Services; Adult Day Care Center; Child Care; Sick Children; Child Day Care Center; Residential Building; Twin Home; Multifamily Residential Building; Daycare; School; Private School; Public.

Site Acreage: 37.00 Acres +/-
Parcel Acreage: 0.08 Acres +/-
Right-of-Way Dedication: 0.08 Acres +/-
Total Site Acreage: 36.92 Acres +/-
Building Data:
 Max. Building Height: 60'
 Commercial Buildings:
 Retail: 24,000 SF +/-
 Restaurant: 9,800 SF +/-
 Taproom: 2,400 SF +/-
 Brewery: 6,250 SF +/-
 Total Commercial Buildings: 42,450 SF +/-
 Clubhouse: 5,000 SF +/-
Residential Units:
 1 Bedroom Units: 116 Units +/-
 2 Bedroom Units: 95 Units +/-
 3 Bedroom Units: 18 Units +/-
 Total Residential Units: 229 Units +/-
 Unit Density: 6.18 Units Per Acre +/-

Watershed Data:
 This site is not located within a water supply watershed.
Site Coverage:
 Maximum Impervious Area Permitted: N/A
 Existing Building to Land: 1.01 Acres +/- 2.74 %
 Proposed Building to Land: 2.57 Acres +/- 6.96 %
 Existing Pavement to Land: 0.08 Acres +/- 0.22 %
 Proposed Pavement to Land: 6.75 Acres +/- 18.28 %
 Open Space: 26.51 Acres +/- 71.80 %
 Parcel Total: 36.92 Acres +/- 100.00 %

Existing Impervious: 1.09 Acres +/- 2.95 %
Proposed Impervious: 9.32 Acres +/- 25.24 %
 Total Impervious: 10.41 Acres +/- 28.20 %

Common Open Space:
 Common Recreation Area Required: 22,900 SF +/-
 229 Units @ 100 SF/Unit
 Common Recreation Area Provided: 35,201 SF +/-
 Areas @ Dog Park and Patios

Infrastructure:
 Water: Public
 Sewer: Public
 Road: 2,003 LF +/-

Parking Calculations:
Water: 80 Spaces
 (24,000 sf @ 1/300 sf)
 Restaurant: 98 Spaces
 (9,800 sf @ 1/100 sf)
 Taproom: 24 Spaces
 2,400 sf @ 1/100 sf
 Brewery: 11 Spaces
 6,250 sf @ 1/570 sf
 Beer Garden: 20 Spaces
 Farmer's Market: Shared Spaces
 Clubhouse: --- Spaces
 Apartments: 396 Spaces
 (229 Units Provided)

Total Parking Required: 629 Spaces
 30% GB Reduction: 189 Spaces
Total Required W/ Reduction: 440 Spaces

Vehicle Parking: 54 Spaces +/-
Bicycle Parking: 29 Spaces
Bicycle Parking Provided: 30 Spaces +/-

Building Setbacks:
 Front: N/A
 Rear: N/A
 Side: N/A
 Street: N/A
 Other: Min. 40' Setback required adjacent to non-residential districts

Bufferyards:
 Type Required / Provided: 15' Type III Adjacent to Residential

Streetyards:
 Type Required / Provided: N/A

Notes:
 1. Topographic Data shown is from the WSCF GIS Database (Downloaded 8.13.2018).
 2. Boundary shown was created from bearings and distances given in the Property Deed Exhibit A (Deed Dated: 09.16.1991). The boundary has been rotated to align with parcels downloaded from WSCF.
 3. Signage - If two signs are provided at the primary entrance and within 200 feet of each other, the site would be required to be subdivided into two lots, one for the commercial development and one for the apartments development.

Adjacent Owners

Lot #	Parcel ID (PIN)	Current Owner Name 1	Current Owner Address	Current Owner City St Zip	PRZONING
1	5895-24-7715.00 5895-24-9746.00 5895-24-4309.00 5895-24-4233.00 5895-24-4049.00 5895-24-3394.00 5895-24-4311.00	THE TOWNHOMES AT FOX RIDGE ASSOCIATION INC	1842 BANKING STREET	GREENSBORO NC 27408	RMB-S
2	5895-44-8022.00	CMTALLCC	3600 Country Club Rd	Winston-Salem NC 27104	RS9
3	5895-44-9655.00	Myers, Marty Lee & Donna C	2828 Tom's Ridge LN	East Bend NC 27018	GI
4	5895-45-8142.00	Shields, Randy T	5709 Spioe Meadow Ln	Winston Salem NC 27106	HB
5	5895-45-3551.00				GI
6	5895-45-1360.00				GI
7	5895-45-1404.00				GI
8	5895-45-1652.00	Hubbard Realty of Winston Salem Inc	1598 Westbrook Plaza DR, STE 200	Winston Salem NC 27103	GI
9	5895-45-0568.00				GI
10	5895-45-0698.00				GI
11	5895-35-9681.00	HUTTON EXCHANGE WINSTON-SALEM INC LLC	736 CHERRY ST	CHATTANOOGA TN 37402	GB LB
12	5895-35-7481.00	Hubbard Realty of Winston Salem Inc	1598 Westbrook Plaza DR, STE 200	Winston Salem NC 27103	GI
13	5895-35-7692.00	Country Club Carwash LLC	1989 Landover DR	Clemmons NC 27012	HB
14	5895-35-7602.00	Infirly Holdings LLC	1898 Landover DR	Clemmons NC 27012	HB
15	5895-35-6610.00	Chaney, Sandra S	5720 Country Club Rd	Winston Salem NC 27104	HB
16	5895-35-5519.00	Cuz2 Properties LLC	5730 Country Club Rd	Winston-Salem NC 27104	HB
17	5895-35-5459.00	Florida Projects LLC	1310 Lewisville Clemmons RD	Lewisville NC 27023	HB
18	5895-35-5359.00	Awood, Dennis R, Crews Darlene A	2410 Windmere Dr	Winston Salem NC 27103	HB
19	5895-35-5307.00	Holly Grove Properties LLC	4398 Styers Ferry RD	Winston-Salem NC 27104	HB
20	5895-35-5555.00	HIRE RENTAL HOLDINGS LLC	820 S PEACE HAVEN RD	WINSTON-SALEM NC 27103	HB
21	5895-35-2531.00	Mzquire, Austin D & Anne C	209 Kennen Crest RD	Mocksville NC 27028	HB
22	5895-35-0451.00	Rothrock Zachary L	4385 Styers Ferry Rd	Winston Salem NC 27104	PB-S
23	5895-25-8419.00	Rothrock, Glenda S	210 Cottage Way St	WINSTON SALEM NC 27104	PB-S
24	5895-25-1184.00	WILLIAM T ROTHROCK REVOCABLE LIVING TRUST, ROTHROCK, ZACHARY I	4385 STYERS FERRY RD	WINSTON SALEM NC 27104	RS9
25	5895-24-5728.00	PT Apts LLC	5199 COUNTRY CLUB RD STE B	WINSTON-SALEM NC 27104	RMB-S

Tree Save Calculations

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	1,611,904	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	3,445	Square Feet of Existing Water Bodies and Stormwater Ponds:	48,838
Square Feet of Existing Utility Easements:	17,833	Total Excluded Area:	69,616
Minimum Tree Save Area Required:	10% X 12%		
Total Required Tree Save Area (in square feet)	69,616	X	0.12
			165,039
Total Site Size (or / Limits of Land Disturbance)	1,611,904	Excluded Area	Minimum TSA
Individual Tree Method Used:	Yes	X	No
Tree Stand Method Used:	X	Yes	No
Number of Trees 6"-8"	0	X	650 SF = 0
Number of Trees 9"-12"	0	X	110,692
Number of Trees 12"-24"	0	X	90,352
Number of Trees 24"-36"	0	X	750 SF = 0
Number of Trees 36"-48"	0	X	1,200 SF = 0
Number of Trees 48"-36"	0	X	3,000 SF = 0
Number of Trees Larger Than 36"	0	X	4,000 SF = 0
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	191,034
Total Required TSA (in square feet)		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total TSA Provided (in square feet)		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	191,034

Conditions: W-3381

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
 a. Developer shall obtain a Floodplain Development Permit from the erosion control staff.
 b. If required based upon final site survey, developer shall apply for a bufferyard with variance from the City of Winston-Salem Zoning Board of Adjustment.
 c. Developer shall have a stormwater management plan submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer area, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at a minimum, and may require a Site Plan Amendment.
 d. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
 • Dedicate forty (40) feet of right-of-way from the centerline of Styers Ferry Road.
 • Install right turn lane, curb and gutter, and sidewalk along Styers Ferry Road.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
 a. The proposed building plan shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff.
 b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light heights of 25' or less and no more than 0.5 foot-candles at the property line.
 c. The developer shall be required to post a bond with the City of Winston-Salem in the amount of \$250,000 to be used to address potential traffic safety issues along the site's frontage on Styers Ferry Road. Said bond shall be approved by the City of Winston-Salem. The entire \$250,000 may be paid in its entirety prior to any building permits being issued. The developer may also make a payment toward the \$250,000 total, proportionate to the building permit being requested. The amount of the payment shall be determined by calculating the number of estimated vehicular trips directly associated with the corresponding building permit (for reference, the total number of estimated trips noted in the TIS is 5,523). The developer shall be required to submit a detailed summary of the estimated number of trips with each building permit. Said summary shall be reviewed by a professional engineer responsible for drafting the TIS associated with case W-3381. The entire \$250,000 bond shall remain in place for a period of one (1) year beginning with the date the last Certificate of Occupancy for the subject property has been issued. The applicant for the final building permit shall be responsible for payment of the outstanding balance that remains between the amount of bond money collected by the City up to that point and \$250,000. The bond shall be required to be renewed annually until the one (1) year time period described above has expired.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
 a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
 c. Developer shall complete all requirements of the driveway permit.
 d. Preexisting signage shall be limited to one sign on the northern side of the Styers Ferry Road entrance with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet and one sign on the southern side of said entrance with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.
 e. Developer shall dedicate forty (40) foot wide greenway easements along both Reynolds Creek and Tomahawk Creek and a twenty (20) foot wide connection easement as shown on the site plan.

stimmel
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 LAND PLANNING
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 E: frontdesk@stimmelpa.com
 www.stimmelpa.com

PRELIMINARY DRAWING
 SEAL
 NOT APPROVED FOR CONSTRUCTION
 W-3381

ATTACHMENT "A" W-3381
 Special Use District Permit for GB-S (Arts and Crafts Studio, Banking and Financial Services, Bed and Breakfast, Child Care, Drop-In, Church or Religious Institution, Community, Church or Religious Institution, Neighborhood Club or Lodge, College or University, Combined Use, Food or Drug Store, Funeral Home, Furniture and Home Furnishings Store, Government Office, Neighborhood Organization, or Post Office, Hospital or Health Center, Hotel or Motel, Institutional/Vocational Training Facility, Library, Public, Manufacturing A, Micro-Brewery or Micro-Distillery, Museum or Art Gallery, Nursery, Lawn and Garden Supply Store, Retail Office, Recreation Facility, Public, Recreation Services, Indoor, Recreation Services, Outdoor, Restaurant (w/ drive-through service), Retail Store, Services A, Shopping Center, Shopping Center, Small, Special Events Center, Swimming Pool, Private, Testing and Research Lab, Theater, Indoor Urban Agriculture (W), Veterinary Services, Adult Day Care Center, Child Care, Sick Children, Child Day Care Center, Residential Building, Twin Home, Multifamily Residential Building, Daycare, School, Private School, Public, approved by the Winston-Salem City Commission on 09/16/2018.

Mayfair Street Partners - LA Reynolds
 Winston-Salem, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
 Simon Burgess
 Mayfair Street Partners
 301 N. Main Street, Suite 1207
 Winston-Salem, NC
 (678)802-4912
 sburgess@mayfairstreetpartners.com

PROJECT #: 18-065

Re zoning Submittal

G-801