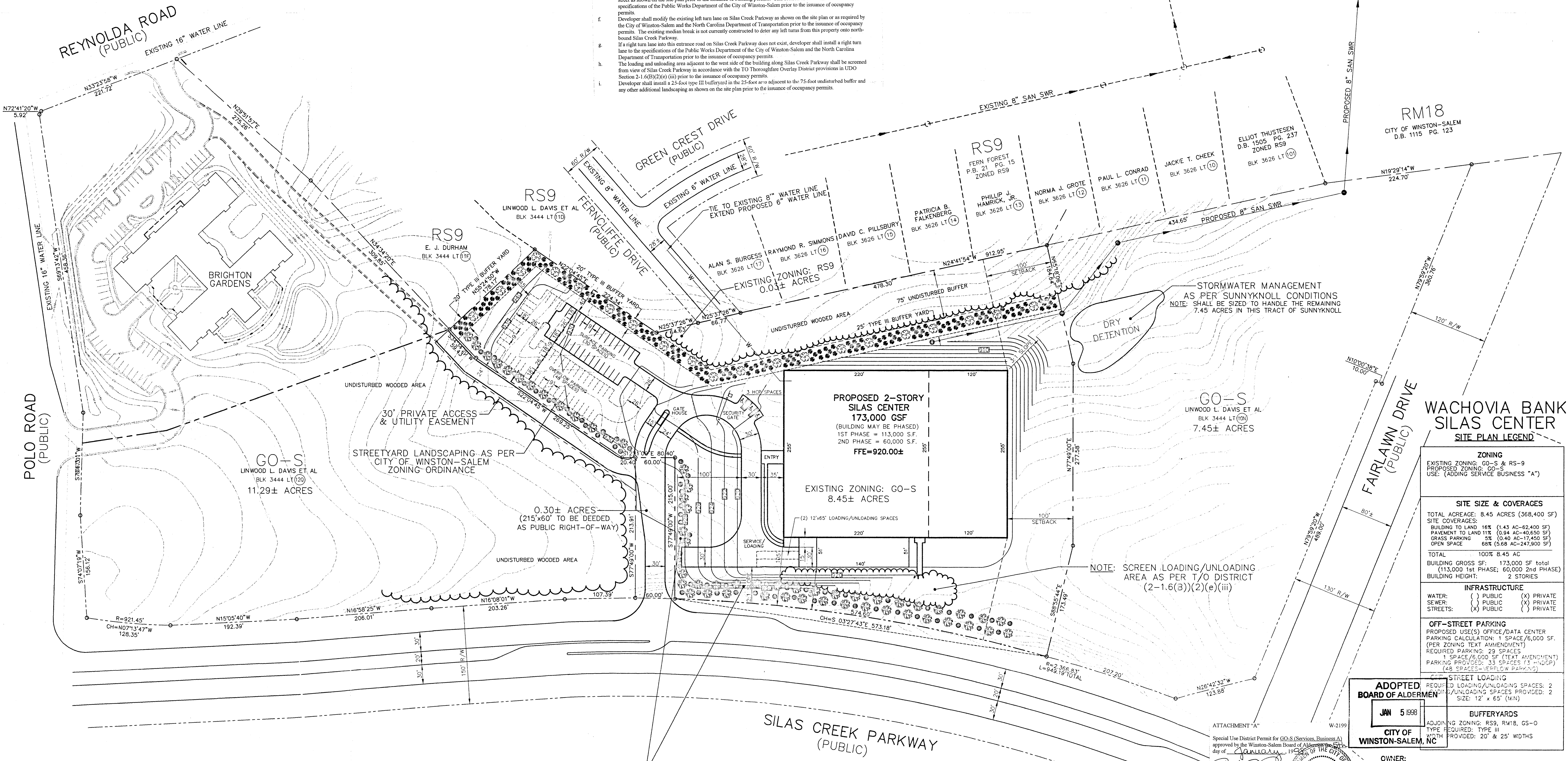


TYPE III BUFFER

TYPE III BUFFERYARD Atypelll bufferyard is a high density screen designed to eliminate visual contact and create spacial separation between adjacent uses. The five (5) design options that may be used to satisfy this bufferyard requirement are identified in table 3.16.

| Min. Bufferyard Width | Min. Plant material per one Hundred (100) Linear Feet |
|-----------------------|--|
| 15 feet | 2 deciduous trees; 18 primary evergreen plants; 20 supplemental evergreen shrubs |
| 20 feet | 2 deciduous trees; 18 primary evergreen plants |
| 30 feet | 3 deciduous trees; 13 primary evergreen plants |
| 40 feet | 3 deciduous trees; 10 primary evergreen plants |
| 200 feet | 3 deciduous trees; 5 primary evergreen plants |

- CONDITIONS:** (These conditions are additional requirements for development. All other city or county code regulations still apply.)
- This rezoning is contingent on the approval of Text Amendment UDO - 35 which is a text amendment to reduce the parking requirements for the use "Computer Data Center" from one parking space per 400 square feet of gross floor area to one parking space per 600 square feet of gross floor area. If that text amendment and this rezoning petition are approved, this site may only be used for this use. Any change of use of this building would require a new rezoning petition and additional parking to meet off-street parking requirements in UDO Section 3-3.
 - Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If a stormwater management plan is required on the property, the plan shall be approved by the Public Works Department prior to the issuance of grading permits. Any required stormwater management devices shall be installed prior to the issuance of occupancy permits. The proposed stormwater retention pond located on the remainder of Tract 4 shall be located outside the 75 foot undisturbed buffer along the rear property lines of the homes on the east side of Green Crest Drive as much as possible. This stormwater retention pond shall also be sized to accommodate the stormwater run-off from the remainder of Tract 4 of the "Sunnyknoll Development" which is approximately 7.45 acre parcel located at the southwest corner of Silas Creek Parkway and Fairlawn Drive adjacent to this property. This plan must also meet all the special requirements for stormwater management approved in the rezoning petition for the "Sunnyknoll Development".
 - There shall be a 75-foot undisturbed buffer along the rear of the homes on the east side of Green Crest Drive as shown on the site plan. This area shall not be graded and shall be cordoned off prior to the issuance of grading permits. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(f)(3). The sewer outfall being installed in the remainder of Tract 4 to the existing public sewer outfall on the City of Winston-Salem property shall be located as much as possible outside the 75 foot undisturbed buffer along the rear of the homes located on the east side of Green Crest Drive.
 - Developer shall pay the City of Winston-Salem for the road connections and improvements that were installed when Silas Creek Parkway was constructed as per the original agreement with the property owner prior to the issuance of building permits.
 - Developer shall dedicate approximately 200 feet of the entrance drive to this site off Silas Creek Parkway as a public street as shown on the site plan prior to the issuance of building permits. This section of street shall be built to the specifications of the Public Works Department of the City of Winston-Salem prior to the issuance of occupancy permits.
 - Developer shall modify the existing left turn lane on Silas Creek Parkway as shown on the site plan or as required by the City of Winston-Salem and the North Carolina Department of Transportation prior to the issuance of occupancy permits. The existing median break is not currently constructed to deter any left turns from this property onto northbound Silas Creek Parkway.
 - If a right turn lane into this entrance road on Silas Creek Parkway does not exist, developer shall install a right turn lane to the specifications of the Public Works Department of the City of Winston-Salem and the North Carolina Department of Transportation prior to the issuance of occupancy permits.
 - The loading and unloading area adjacent to the west side of the building along Silas Creek Parkway shall be screened from view of Silas Creek Parkway in accordance with the TO Thoroughfare Overlay District provisions in UDO Section 2-1.6(b)(2)(e)(ii) prior to the issuance of occupancy permits.
 - Developer shall install a 25-foot type III bufferyard in the 25-foot area adjacent to the 75-foot undisturbed buffer and any other additional landscaping as shown on the site plan prior to the issuance of occupancy permits.



WACHOVIA BANK SILAS CENTER SITE PLAN LEGEND

| ZONING | |
|---|--|
| EXISTING ZONING: GO-S & RS-9 | |
| USE: (ADDING SERVICE BUSINESS "A") | |
| SITE SIZE & COVERAGES | |
| TOTAL ACREAGE: 8.45 ACRES (368,400 SF) | |
| SITE COVERAGES: | |
| BUILDING TO LAND 16% (1.43 AC-62,400 SF) | |
| PAVEMENT TO LAND 11% (0.94 AC-40,800 SF) | |
| GRASS PARKING 5% (0.40 AC-17,400 SF) | |
| OPEN SPACE 68% (5.68 AC-247,900 SF) | |
| TOTAL 100% 8.45 AC | |
| BUILDING GROSS SF: 173,000 SF total | |
| (113,000 1st PHASE; 60,000 2nd PHASE) | |
| BUILDING HEIGHT: 2 STORIES | |
| INFRASTRUCTURE | |
| WATER: () PUBLIC (X) PRIVATE | |
| SEWER: () PUBLIC (X) PRIVATE | |
| STREETS: (X) PUBLIC () PRIVATE | |
| OFF-STREET PARKING | |
| PROPOSED USE(S) OFFICE/DATA CENTER | |
| PARKING CALCULATION: 1 SPACE/6,000 SF | |
| (PER ZONING TEXT AMENDMENT) | |
| REQUIRED PARKING: 29 SPACES | |
| 1 SPACE/6,000 SF (TEXT AMENDMENT) | |
| PARKING PROVIDED: 33 SPACES (3 HANDICAPPED) | |
| (48 SPACES=OVERFLOW PARKING) | |
| STREET LOADING | |
| REQUIRED LOADING/UNLOADING SPACES: 2 | |
| PROVIDED UNLOADING SPACES PROVIDED: 2 | |
| SIZE: 12' x 65' (MIN) | |
| BUFFERYARDS | |
| ADJOINING ZONING: RS9, RM18, GS-0 | |
| TYPE REQUIRED: TYPE III | |
| WIDTH PROVIDED: 20' & 25' WIDTHS | |

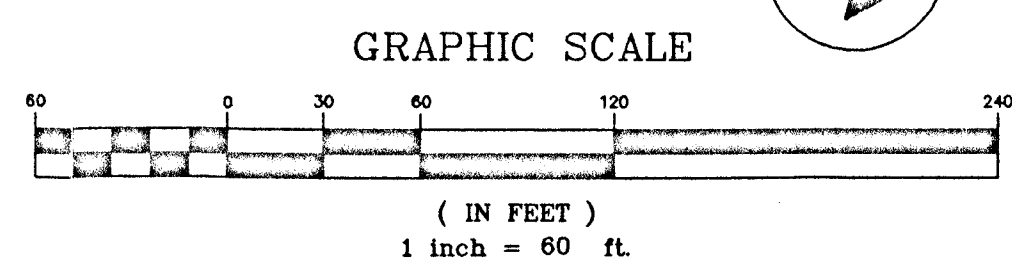
ADOPTED BOARD OF ALDERMEN
JUN 5 1998
CITY OF WINSTON-SALEM, NC

OWNER:
 DAVIS FAMILY ET AL
 200 WEST 2ND STREET
 WINSTON-SALEM, N.C. 2710

PETITIONER:
 MR. GARY TRAPP
 WACHOVIA BANK N.A.
 P.O. BOX 3099
 WINSTON-SALEM, N.C. 27150

LAND PLANNER:
 W. K. DICKSON COMPANY, INC.
 1924 CLEVELAND AVENUE
 CHARLOTTE, N.C. 28203

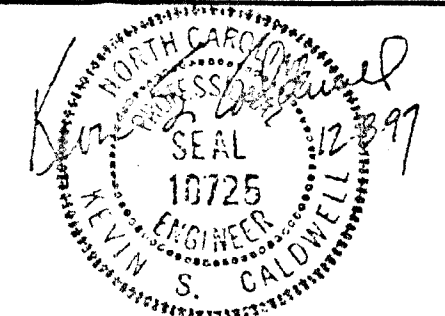
SURVEYED BY:
 W. K. DICKSON COMPANY, INC.
 501 COMMERCE DRIVE, NE
 COLUMBIA, S.C. 29223
 DATE: 11/13/97



NOTE:
 OWNER RESERVES THE RIGHT TO INSTALL A FENCE AROUND THE ENTIRE PROPERTY BOUNDARY FOR SECURITY

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| | | |
| | | |
| | | |

| | | | | |
|----------------------------------|-----------------------------------|---|---------------------|-------------|
| PROJECT MANAGER K.S.C. | DRAWING SCALE 1"=60' | 1924 CLEVELAND AVENUE CHARLOTTE, N.C. 28203 (704) 334-5348 | RELEASED FOR | DATE |
| DRAWN BY G.E.K. | PROJECT DATE 11-17-97 | | APPROVALS | |
| APPROVED BY K.S.C. | PROJECT NUMBER A8709.10 | Atlanta, GA | Ashville, NC | |
| FILE NAME A8709ZON.DWG | PLOT DATE 12/8/97 | Columbia, SC | Raleigh, NC | |



SILAS CENTER
 WINSTON-SALEM, NORTH CAROLINA

REZONING PLAN
WACHOVIA BANK
 SILAS CENTER
 TAX MAP: 618870