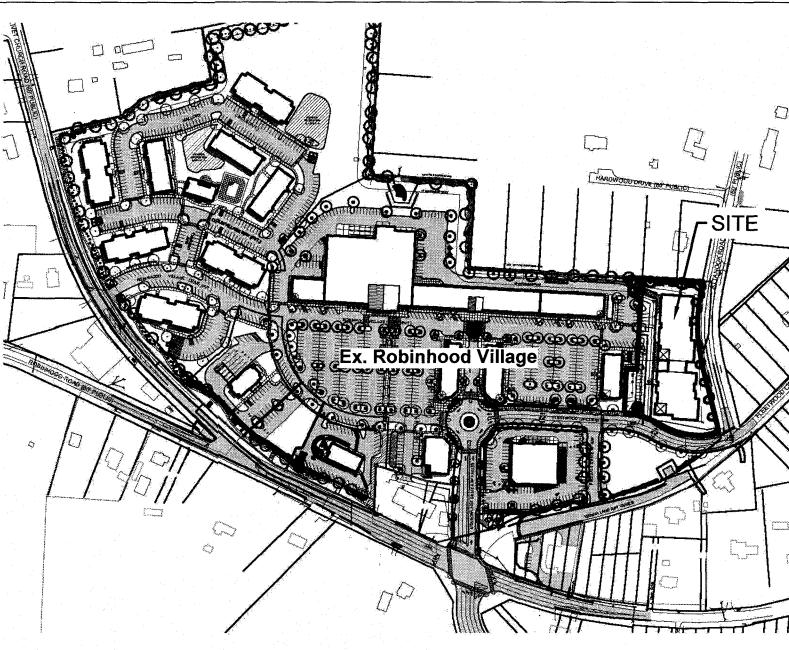
REFERENCE MAP



TREE SAVE AREA CALCULATIONS

New Development		Additions t	o Existing Dev	elopment Phase	1 Area		
Total Site Size (in square feet)	80,355	Total Limits of Land Disturbance (in Square Feet)			juare Feet)	0 - ,	
Total Site Area Excluded From TSA							
Square Feet of Proposed R.O.W.s:	0 Sc	Square Feet of Existing Water Bo		odies and Stormwater Ponds:		0	
Square Feet of Existing Utility Easements:	17,490	Total Ex		Total Exclu	uded Area:	17,490	
Minimum Tree Save Area Required:	X 10%		12%				
Total Required Tree Save Area (in square f	feet)						
80,355 -	17,490	Χ	0.10	6,286			
Total Site Size / or / Limits of Land Disturbance	Excluded Area	·	Minimum TSA	Total Required Tre	e Save Area		
Individual Tree Method Used:	Tree Stand Method Used:			New trees Used for TSA Credit:			
Yes X No	Yes	X	No No) x	Yes	No	
Number of Trees 6-9"	List the Area of Each Tree Stand Being Saved:			Number of Large Variety Trees Planted			
DBH: 0 X 500 SF = 0	Area 1:		· ·				
Number of Trees 9.01-12"	Area 2:						
DBH: 0 X 750 SF = 0	Area 3:			Prev. Planted	7 X 750 SI	= 5,250	
Number of Trees 12.01-24"	Area 4:			New ly Planted	2 X 750 SI	== 1,500	
DBH: 0 X 1800 SF = 0	The tree stands contain	a mix of ever	greens and				
Number of Trees 24.01-36"	hardw oods, mainly oaks and maples. Trees are mature and healthy.			620		Conony Troop Added	
DBH: 0 X 3000 SF = 0				60000	CononyTro		
Number of Trees Larger Than 36.01"	12,0,03	Tree Save Areas			Canopy Trees Added		
DBH: 0 X 4000 SF = 0	Tree Save Areas			2000			
Total Square Footage of	tane of		Total Square Footage of				
Individual Trees Used 0	Total Square Footage of Tree Stands Used		0	! • • • • • • • • • • • • • • • • • •		6,750	
to Satisfy Minimum TSA:	to Satisfy Minimu	m TSA:		to Satisfy	Minimum TSA:		
To	tal Poquirod TSA /in sa	ware feet)			3,286		
10	tal Required TSA (in square feet) tal TSA Provided (in square feet)		6,750				

ADJACENT OWNERS

Lot#	PIN	Deed Bk-Pg	Property Owner	Property	Zoning	
1 ,	# 5896-66-6409	0-0	Wooten, Peggy D	1505 Cloverdale Ave	Winston Salem NC 27104	RS9
2	# 5896-66-7468	2365-192	Crews, Barry Gray	1530 Attanook Dr	Winston Salem NC 27106	RS9
3	# 5896-66-7468	2365-192	Crews, Barry Gray	1530 Attanook Dr	Winston Salem NC 27106	RS9
4	#5896-66-9481	3179-1010	Beick, Andrew Scott, Taylor, Morgan	1530 Attanook Dr	Winston Salem NC 27106	RS9
5	# 5896-66-9196	3156-3196	Nixon, Bonita C	1417 Biltmore Dr	Charlotte NC 28207	RS9
6	# 5896-75-0766	2929-2685	Reich, Sandra B;Kidd, Sue B; Kidd, Michael C;Spainhour, Kathy B;Spainhour, Randy L	3421 Fairpoint DR	Clemmons NC 27012	RS9
7	# 5896-65-8799	3388-875	MCBRIDE, Tyler	5248 Fleetwood Cir	Winston Salem NC 27106	RS9
3	# 5896-65-6825	3066-4031	Village At Robinhood Llc	PO BOX 237	Tazewell TN 37879	MU-S
,	# 5896-66-1224	3066-4031	Village At Robinhood Llc	PO BOX 237	Tazewell TN 37879	MU-S

PROPOSED USES

Arts and Crafts Studio, Banking and Financial Services, Car Wash, Club or Lodge, Combined Use, Convenience Store, Food or Drug Store, Furniture and Home Furnishings Store, Government Offices, Neighborhood Organization, or Post Office, Library Public, Museum or Art Gallery, Nursery Lawn and Garden Supply Store Retail, Offices, Police or Fire Station, Recreation Services Indoor, Recreation Services Outdoor, Restaurant (w drive through Service), Restaurant (w/o drive through Service), Retail Store, School Vocational or Professional, Services A, Storage Services Retail, Swimming Pool Private, Testing and Research Lab, Theater Indoor, Utilities, Veterinary Services, Child Day Care Center, Residential Building Multifamily, Residential Building Townhouse, Residential Building Twin Home, Residential Building Duplex

Robinhood Village

OWNERS/PETITIONERS:

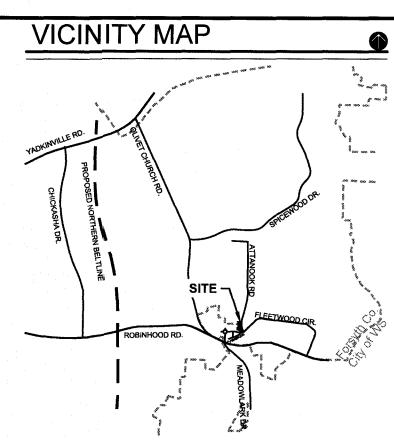
Village At Robinhood Llc PO BOX 237 Tazewell TN 37879

PIN#: # 5896-66-7126 Deed Bk-Pg: 003066 - 04031

BOUNDARY AND TOPOGRAPHICAL INFORMATION:
BOUNDARY INFORMATION FROM SURVEY PROVIDED BY:
Brady Surveying Company, PA
2990 Bethesda Place, Suite 601-B
Winston-Salem, NC 27103
(220) 7700 2746

(336) 760-2716 Dated: September 26, 2005

Topographical and other linework from WS/FC GIS data.



SITE DATA

Site Acreage

Jurisdiction
Winston - Salem, NC
Purpose Statement
To rezone existing MU-S portion of Robinhood Village to GB-S to permit Storage Services, Retail. Prior Zoning Case Number F-1417A

Zoning
Existing Zoning: MU-S
Proposed Zoning: GB-S

Total Site Acreage: 1.84 Acres +/-**Watershed Data**The site is not located within a water supply watershed

district.

Site Coverage

 Maximum Impervious Area Permitted:
 100.00 %

 Building to Land:
 0.76 Acres +/- 41.30 %

 Pavement to Land:
 0.42 Acres +/- 22.92 %

 Open Space:
 0.66 Acres +/- 35.78 %

 Parcel Total:
 1.84 Acres +/- 100.00 %

Total Impervious: 1.18 Acres +/- 64.22 %

Infrastructure

Water Public

Sewer Public

Road 0 LF +/
Building Data

Road 0 LF -**Building Data**Max. Building Height: 60/ Unlimited

Building Footprint: 32,400 SF +/
Number of Stories 3 Stories

Total Building Size: 97,000 SF +/
No. of Storage Units: 648 Units +/-

Parking Calculations

Parking Required:

Vehicular Parking
Storage Services, Retail: 2 Spaces +1 additional space for each 125 Storage Units

8 Spaces

Parking Provided: 13 Spaces +/
Loading Spaces

Storage Services, Retail (Exempt)

Storage Services, Retail. (Exempt)

Loading Spaces Required: 0 Spaces

Loading Spaces Provided: 2 Spaces +/-

Building SetbacksFront:

Rear:
Side:
Street:
Adjacent to Residential:

Bufferyards
Type Required: Type III Adj to Residential
Type Provided: Type III (20' Min) Adj to Residential

Streetyards:
Type Required:
Type Provided:

NOTES

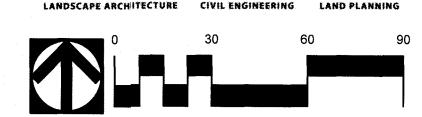
Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.

Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review

by Planning Staff.4. No access easements along Attanook Road and Fleetwood Circle, except for existing curb cuts and driveway.

PREPARED BY:

stimmel 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 www.stimmelpa.com 336.723.1067





LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N.TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 P: 336.723.1067 F: 336.723.1069 E: frontdesk@stimmelpa.com www.stimmelpa.com

RETUINARY DRAWING
SEAL

SEAL

AND SCANOLING

AS W STANDS

PROJECT NAME & LOCATION:

SOLOT WILL & LOOKTON.

LLAGE

/inston - Salem, NC Previous Docket #'s W-2913/F1 **EVISED**)

PLANS FOR:

• • PRE-SUBMITTAL

• • SUBMITTAL

REVISED SUBMITTAL

CLIENT:
Jack Coupland
Adams Property Group
2298 Mt. Pleasant Street
Charleston, SC 29403
Direct (843) 941-4027

jcoupland@adamspropgroup.com

4/8/19 Submittal 4/2/19 Presubmittal

MARK DATE DESCRIPTION

SUBMITTAL DATE: 05/01/2019

PROJECT NO: 19-060

DRAWN BY: NB, SO

© STIMMEL ASSOCIATES, P.A. SHEET TITLE:

Rezoning Submittal

W-3411 (REVISED)