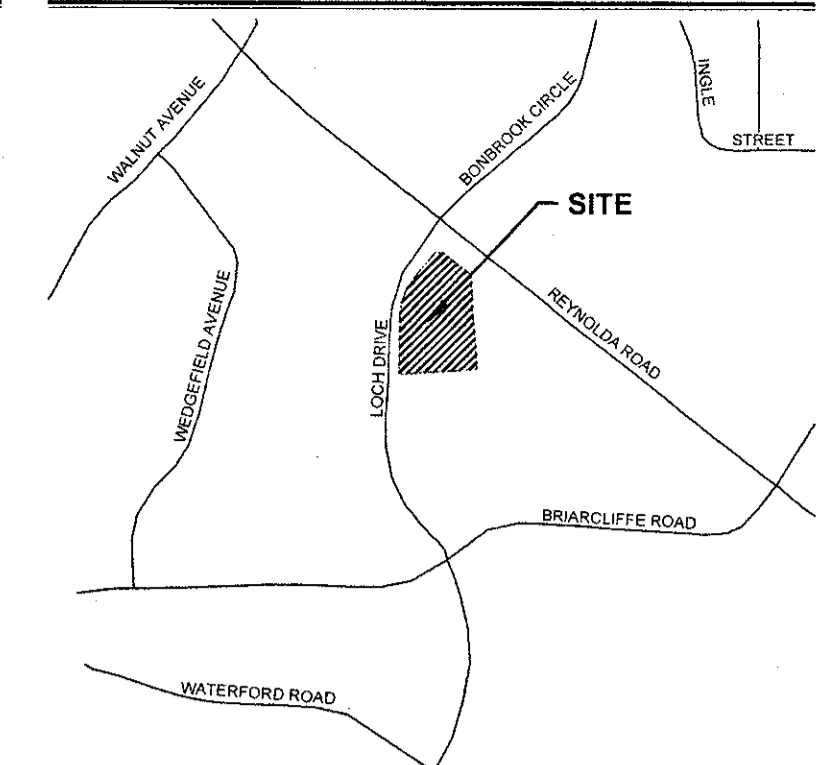


**NOTES**

- Topographic & Boundary Information**  
 Topographic and boundary information provided from survey dated February 9, 2005 by Sgroi Land Surveying.
- General Notes**
1. 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.
  2. Landscaping within buffers, streetways, 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.
  3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
  4. Office building may be single tenant or multi-tenant. Depending on final tenant mix, the building may have a shared entrance or individual entrances to each tenant.

**VICINITY MAP** SCALE: NOT TO SCALE



**SITE DATA**

**Jurisdiction**  
Winston-Salem, NC

**Purpose Statement**  
The purpose of this request is to modify the approved Special Use Zoning to add additional uses and revise the site plan. W-2837

**Zoning**  
 Existing Zoning: LO-S  
 Proposed Zoning: LO-S

**Proposed Uses**  
Banking and Financial Services; Offices; Government Offices, Neighborhood Organization, or Post Office; Access Easement, Private Off-Site

**Site Acreage**  
 Parcel Acreage: 1.22 Acres +/-  
 ROW Dedication: 0.01 Acres +/-  
 Total Site Acreage: 1.21 Acres +/-

**Building Data**  
 Max. Building Height: 40'  
 Total Building Size: 8,900 SF +/-

**Watershed Data**  
 Site is not located within a water supply watershed district

**Site Coverage**

Maximum Impervious Area Permitted:	75.00 %
Building to Land:	0.21 Acres +/- 17.36 %
Pavement to Land:	0.37 Acres +/- 30.58 %
Open Space:	0.63 Acres +/- 52.07 %
Parcel Total:	1.21 Acres +/- 100.00 %

**Total Impervious:** 0.58 Acres +/- 47.93 %

**Infrastructure**

Water	Public
Sewer	Public
Road	N/A

**Parking Calculations**

**Vehicle Parking**  
 Offices (1 space per 300 SF GFA): 8,900 SF / 300 = 30  
 Parking Required: 30 Spaces  
 Parking Provided: 35 Space +/-

**Bicycle Parking**  
 Offices (1 space per 20,000 SF GFA with a 2 space minimum & 20 space maximum):  
 Bicycle Parking Required: 2 Spaces  
 Bicycle Parking Provided: 2 Spaces

**Building Setbacks**

Front:	N/A
Rear:	N/A
Side:	N/A
Street:	N/A
Other:	40' Adjacent to RM18-S & RS9

**Bufferyards**

Type Required:	20' Type III Min.
Type Provided:	20' Type III & 50' Type III with 6' Opaque Fence

**Streetyards**

Type Required / Provided:	10' Min.
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**ADJACENT OWNERS**

Parcel #	Address	Owner Name	Address	City	State	Zip	Zoning
1	6817-44-2832.00	3606004	3276-1351	Newman George B. Belton, Lori A	3022 Loch Dr	Winston Salem, NC 27108	RS9
2	6817-44-2934.00	3606003	3370-1869	MR. CARLOS RAFAEL & Sarah Askew	3026 LOCH DRIVE	WINSTON-SALEM, NC 27106	RS9
3	6817-45-2046.00	3606002	2459-1043	Herke, John Alexander Margaret Jarrell	212 Heron CV	Denton, NC 27239	RS9
4	6817-45-3146.00	3606001	2459-1043	Herke, John Alexander Margaret Jarrell	212 Heron CV	Denton, NC 27239	RS9
5	6817-45-8253.00	3460001	2953-3535	Vogler Reynolda Road LLC	PO BOX 130548	Houston, TX 77219	GO
6	6817-44-7726.00	3484105	2410-88	HCR North Carolina Prop II	4500 Dorr ST	Toledo, OH 43615	RM18-S
7	6817-44-4890.00	3606013	3347-4136	ROBERT H CONN REVOCABLE TRUST	3025 LOCH DR	WINSTON-SALEM, NC 27106	RS9

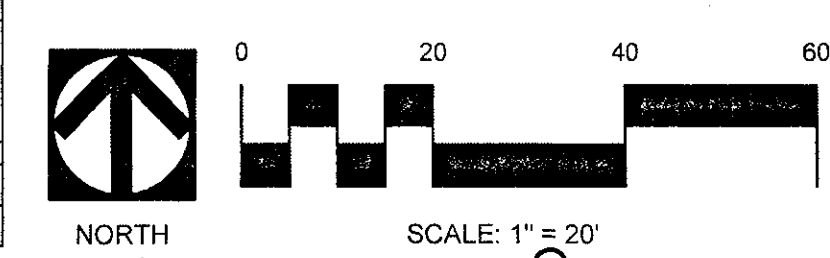
**TREE SAVE LEGEND**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	53,053	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>		<b>Total Excluded Area:</b>	
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	0
<b>Minimum Tree Save Area Required:</b>	X 10% 12%		
<b>Total Required Tree Save Area (in square feet)</b>			
53,053	0	X 0.10	5,305
<b>Total Site Size / or / Limits of Land Disturbance</b>		<b>Excluded Area</b>	<b>Minimum TSA</b>
			<b>Total Required Tree Save Area</b>
			5,305
<b>Individual Tree Method Used:</b>		<b>Tree Stand Method Used:</b>	
Yes	X	No	
Number of Trees 6'-9"		List the Area of Each Tree Stand Being Saved:	
DBH:	0 X 500 SF = 0	Area 1:	
Number of Trees 9'-12"		Area 2:	
DBH:	0 X 750 SF = 0	Area 3:	
Number of Trees 12'-24"		Area 4:	
DBH:	0 X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 24'-36"			
DBH:	0 X 3000 SF = 0		
Number of Trees Larger Than 36'-0"			
DBH:	0 X 4000 SF = 0		
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>		<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>	
0		0	
<b>Total Required TSA (in square feet)</b>		<b>Total TSA Provided (in square feet)</b>	
5,305		6,000	

**3029 LOCH DRIVE**

**PETITIONER/OWNER:**  
 PIN# 6817-45-4090.00  
 Southern Community Bank & Trust  
 150 Alhambra Cir, Ste 700  
 Coral Gables, FL 33134  
 E: randy.foster@capitalbank-us.com

**PREPARED BY:**  
**stimmel**  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
 601 N. TRADE STREET, SUITE 200  
 WINSTON-SALEM, NC 27101  
 www.stimmelpa.com 336.723.1067  
 P: (864) 342-8616



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 P: 336.723.1067 F: 336.723.1069  
 E: frontdesk@stimmelpa.com  
 www.stimmelpa.com

SEALS:

PROJECT:

**3029 LOCH DRIVE**  
 WINSTON-SALEM, NC

CLIENT:  
 Mr. Randy J. Foster  
 Capital Bank  
 215 N Pine St  
 Spartanburg, SC 29302-1665  
 P: (864) 342-8616  
 E: randy.foster@capitalbank-us.com

DRAWN: BR, GH  
 DATE: 02/05/18  
 REVISIONS:  
 Revised Per IDR Comments 02/26/18  
 Revised Per Neighborhood Meeting Comments 02/28/18

JOB NO.: 17-027  
 SHEET TITLE:

**REZONING PLAN**

SCALE: 1"=30'  
 SHEET NO.:

**G-801**  
 © STIMMEL ASSOCIATES, P.A.

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