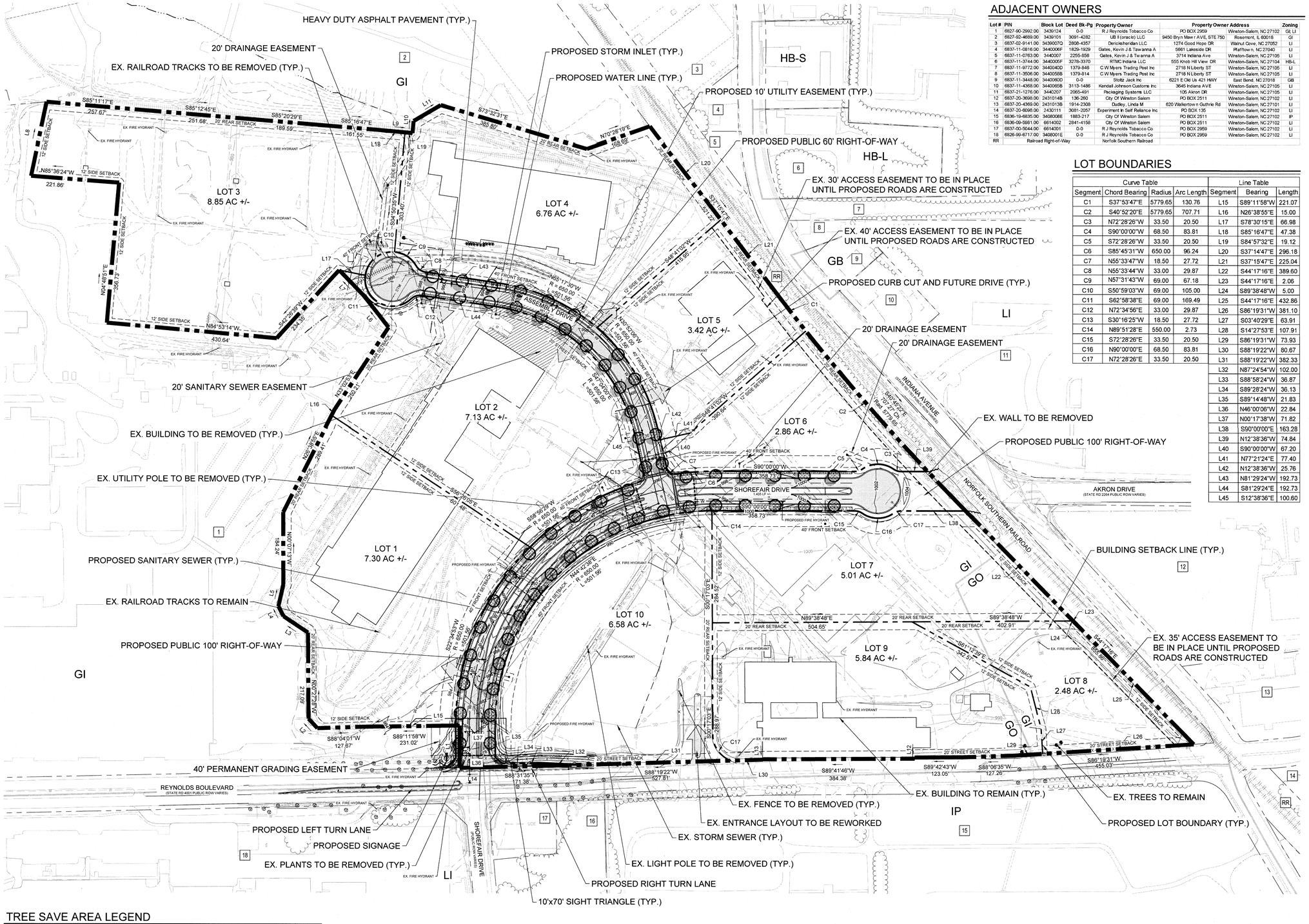


ADJACENT OWNERS

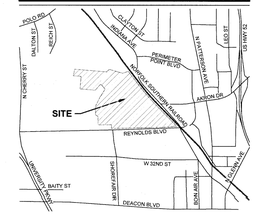
Lot #	PIN	Block Lot	Deed Bk-Pg	Property Owner	Property Owner Address		Zoning
1	6827-90-2992.00	3430124	0-0	R. J Reynolds Tobacco Co	PO BOX 2959	Winston-Salem, NC 27102	GI, LI
2	6827-92-4689.00	3439101	3091-4282	UB II (oracle) LLC	9450 Bryn Mawr AVE, STE 750	Rosemont, IL 60018	GI
3	6837-02-9141.00	3430007D	2808-4357	Denickeheridan LLC	1274 Good Hope DR	Walnut Cove, NC 27052	LI
4	6837-11-0816.00	3440006F	1829-1929	Gates, Kevin J & Tawanna A	5961 Lakeside DR	Pfafftown n, NC 27040	LI
5	6837-11-0763.00	3440007	2255-858	Gates, Kevin J & Tw anna A	3714 Indiana Ave	Winston-Salem, NC 27105	LI
6	6837-11-3744.00	3440005F	3278-3370	RTMC Indiana LLC	555 Knob Hill View DR	Winston-Salem, NC 27104	HB-L
7	6837-11-9772.00	3440040D	1379-846	C W Myers Trading Post Inc	2718 N Liberty ST	Winston-Salem, NC 27105	LI
8	6837-11-3506.00	3440056B	1379-814	C W Myers Trading Post Inc	2718 N Liberty ST	Winston-Salem, NC 27105	LI
9	6837-11-3448.00	3440080D	0-0	Stoltz Jack Inc	6221 E Old Us 421 HWY	East Bend, NC 27018	GB
10	6837-11-4368.00	3440066B	3113-1496	Kendall Johnson Custome Inc	3645 Indiana AVE	Winston-Salem, NC 27105	LI
11	6837-21-1276.00	3440207	2065-491	Packaging Systems LLC	105 Akron DR	Winston-Salem, NC 27105	LI
12	6837-20-3698.00	2431014B	136-260	City Of Winston Salem	PO BOX 2511	Winston-Salem, NC 27102	LI
13	6837-20-4369.00	2431013B	1914-2308	Dudley, Linda M	620 Walkertown Guthrie Rd	Winston-Salem, NC 27101	LI
14	6837-20-6098.00	2430111	3081-2057	Experiment In Self Reliance Inc	PO BOX 135	Winston-Salem, NC 27102	LI
15	6836-19-6835.00	3408008E	1883-217	City Of Winston Salem	PO BOX 2511	Winston-Salem, NC 27102	IP
16	6836-09-5861.00	6614002	2841-4156	City Of Winston Salem	PO BOX 2511	Winston-Salem, NC 27102	LI
17	6837-00-5044.00	6614001	0-0	R J Reynolds Tobacco Co	PO BOX 2959	Winston-Salem, NC 27102	LI
18	6826-99-6717.00	3408001E	0-0	R J Reynolds Tobacco Co	PO BOX 2959	Winston-Salem, NC 27102	LI
RR	Railroad Right-of-Way			Norfolk Southern Railroad			

LOT BOUNDARIES

Curve Table				Line Table		
Segment	Chord Bearing	Radius	Arc Length	Segment	Bearing	Length
C1	S37°53'47"E	5779.65	130.76	L15	S89°11'58"W	221.07
C2	S40°52'20"E	5779.65	707.71	L16	N26°38'55"E	15.00
C3	N72°28'26"W	33.50	20.50	L17	S78°30'15"E	66.98
C4	S90°00'00"W	68.50	83.81	L18	S85°16'47"E	47.38
C5	S72°28'26"W	33.50	20.50	L19	S84°57'32"E	19.12
C6	S85°45'31"W	650.00	96.24	L20	S37°14'47"E	296.18
C7	N55°33'47"W	18.50	27.72	L21	S37°15'47"E	225.04
C8	N55°33'44"W	33.00	29.87	L22	S44°17'16"E	389.60
C9	N57°31'43"W	69.00	67.18	L23	S44°17'16"E	2.06
C10	S50°59'03"W	69.00	105.00	L24	S89°38'48"W	5.00
C11	S62°58'38"E	69.00	169.49	L25	S44°17'16"E	432.86
C12	N72°34'56"E	33.00	29.87	L26	S86°19'31"W	381.10
C13	S30°16'25"W	18.50	27.72	L27	S03°40'29"E	63.91
C14	N89°51'28"E	550.00	2.73	L28	S14°27'53"E	107.91
C15	S72°28'26"E	33.50	20.50	L29	S86°19'31"W	73.93
C16	N90°00'00"E	68.50	83.81	L30	S88°19'22"W	80.67
C17	N72°28'26"E	33.50	20.50	L31	S88°19'22"W	382.33
				L32	N87°24'54"W	102.00
				L33	S88°58'24"W	36.87
				L34	S89°28'24"W	36.13
				L35	S89°14'48"W	21.83
				L36	N46°00'06"W	22.84
				L37	N00°17'38"W	71.82
				L38	S90°00'00"E	163.28
				L39	N12°38'36"W	74.84
				L40	S90°00'00"W	67.20
				L41	N77°21'24"E	77.40
				L42	N12°38'36"W	25.76
				L43	N81°29'24"W	192.73
				L44	S81°29'24"E	192.73
				L45	S12°38'36"E	100.60

VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
Winston-Salem, NC

Purpose Statement
The purpose of this request is for a preliminary subdivison situated on the eastern portion of the former RJ Reynolds Whitaker Park Plant site.

Zoning
Existing Zoning: GI, GO
Proposed Zoning: GI, GO

Site Acreage
Parcel Acreage: 61.58 Acres +/-
Right-of-Way Dedication: 5.35 Acres +/-
Total Site Acreage: 56.23 Acres +/-

Watershed Data
The site is not located within a watersupply watershed district.

Site Coverage
Maximum Impervious Area Permitted: 80.00 %

Proposed
Building to Land: 0.00 Acres +/- 0.00 %
Pavement to Land: 3.97 Acres +/- 7.06 %
Open Space: 52.26 Acres +/- 92.94 %
Site Total: 56.23 Acres +/- 100.00 %

Existing Impervious: 39.03 Acres +/-
Impervious to be Removed: 4.82 Acres +/-

Total Impervious: 38.18 Acres +/- 67.90 %

Infrastructure
Water: Public
Sewer: Public
Road Public 2,416 LF +/-

Building Data
Max. Building Height: 60' site zoned GO
70' site zoned GI
Existing Building 1: 83,614 SF +/-
Existing Building 2: 26,922 SF +/-
Existing Building 3: 168,989 SF +/-
Existing Building 4: 66,010 SF +/-
Existing Building 5: 7,205 SF +/-
Total Ex. Building Size: 352,740 SF +/-

(All small existing buildings are combined into Building 5)

Total Building to be Removed: 30,250 SF +/-
Total Building Size: 322,490 SF +/-

Building Setbacks
Front: 40'
Rear: 20'
Side: 12'
Street: 20'

Bufferyards
Type Required: N/A

Streetyards
Type Required: 10' Minimum

OVERALL BOUNDARY

Line Table		
Segment	Bearing	Length
L1	N00°17'38"W	107.30'
L2	N43°19'04"W	32.77'
L3	N56°23'45"W	74.60'
L4	N26°56'09"W	28.52'
L5	N12°25'50"E	56.23'
L6	N38°07'40"W	102.11'
L7	N43°43'19"W	89.02'
L8	N11°46'14"E	190.49'
L9	S84°57'32"E	66.50'
L10	N05°09'14"E	30.47'
L11	N59°24'58"E	79.57'
L12	S01°44'25"E	2.94'
L13	S02°22'02"E	1.10'
L14	S88°36'33"W	66.94'

stimmel
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

SEALS:
PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

WHITAKER PARK EAST
WINSTON-SALEM, NC

W-3407
ATTACHMENT B

PLANS FOR:
- ☐ PRE-SUBMITTAL
- ☐ SUBMITTAL
- ☒ REVISED SUBMITTAL

CLIENT:
Mr. Bob Leak
Whitaker Park Development Authority
1080 W 4th Street
Winston-Salem, NC 27101
P: (336) 723-8955
F: (336) 761-1069
E: rleak@wsbusinessinc.com

MARK	DATE	DESCRIPTION
	12/05/18	PER CITY COMMENTS

SUBMITTAL DATE:	11/09/18
PROJECT NO:	18-051
DRAWN BY:	CY, BR

© STIMMEL ASSOCIATES, P.A.

SHEET TITLE:
Preliminary Subdivision Plan

G-801

TREE SAVE AREA LEGEND

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)		Total Limits of Land Disturbance (in Square Feet)	629,183
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:	233,223	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:		Total Excluded Area:	233,223

Minimum Tree Save Area Required: X 10% 12%

Total Required Tree Save Area (in square feet)

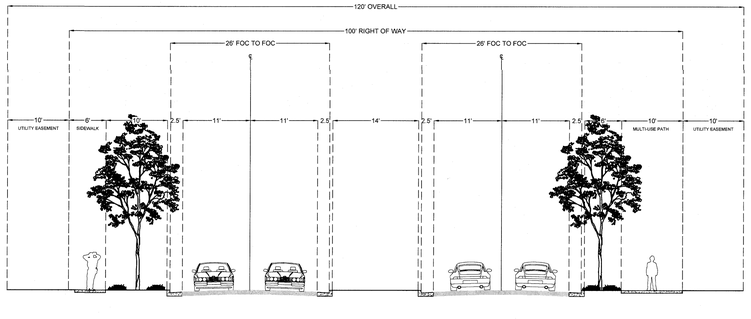
Total Site Size / or / Limits of Land Disturbance	- Excluded Area		X Minimum TSA	= Total Required Tree Save Area
629,183	233,223	X	0.10	39,596

Individual Tree Method Used:	Tree Stand Method Used:	New trees Used for TSA Credit:
Yes X No	Yes X No	X Yes No
Number of Trees 6-9" DBH: 0 X 500 SF = 0	List the Area of Each Tree Stand Being Saved: Area 1: Area 2: Area 3: Area 4:	Number of Large Variety Trees Planted: Planted 53 X 750 SF = 39,750
Number of Trees 9.01-12" DBH: 0 X 750 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Number of Trees 12.01-24" DBH: 0 X 1800 SF = 0	Tree Save Areas	Canopy Trees Added
Number of Trees 24.01-36" DBH: 0 X 3000 SF = 0		
Number of Trees Larger Than 36.01" DBH: 0 X 4000 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: 0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 39,750

Total Required TSA (in square feet)	39,596
Total TSA Provided (in square feet)	39,750

SECTION 1: SHOREFAIR DRIVE EXTENSION

SCALE: NOT TO SCALE



NOTES

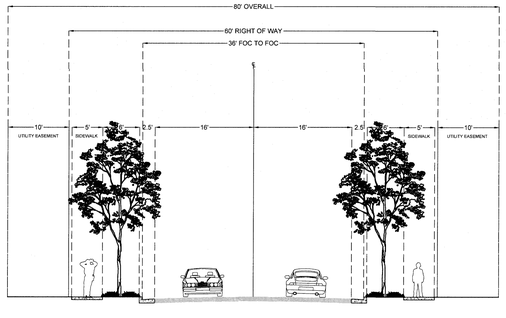
Boundary Information...
Overall property boundary from survey dated April 3, 2017 by Jerry W. Ellis, PLS L-4558. Property boundaries for lots 8 & 9 from survey dated December 7, 2017 by Jerry W. Ellis, PLS. Boundaries for remaining lots generated from site plan.

Topographic Information...
Along the road right-of-ways from survey dated May 17, 2018 and revised October 11, 2018 both by Jerry W. Ellis, PLS. Topographic information for remainder of site from digital WSFC planimetric data.

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, 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.
3. 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. Current tree save calculation is limited to the proposed Right-of-Way.
5. Future tree save will be provided on a lot by lot basis.
6. Future stormwater management devices will be provided on a lot by lot basis.
7. Streetyards will be determined at final lot design.

SECTION 2: ASSEMBLY DRIVE

SCALE: NOT TO SCALE



WHITAKER PARK EAST

OWNERS/PETITIONERS:
PIN#: 6837-01-5045.00, 6837-01-9371.00, 6837-10-3471.00, 6837-10-9441.00
Deed Bk-Pg: 3340-3252
WPDA Inc
1080 W 4th Street
Winston-Salem, NC 27101

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
frontdesk@stimmelpa.com

NORTH SCALE: 1" = 100'
0 100 200 300