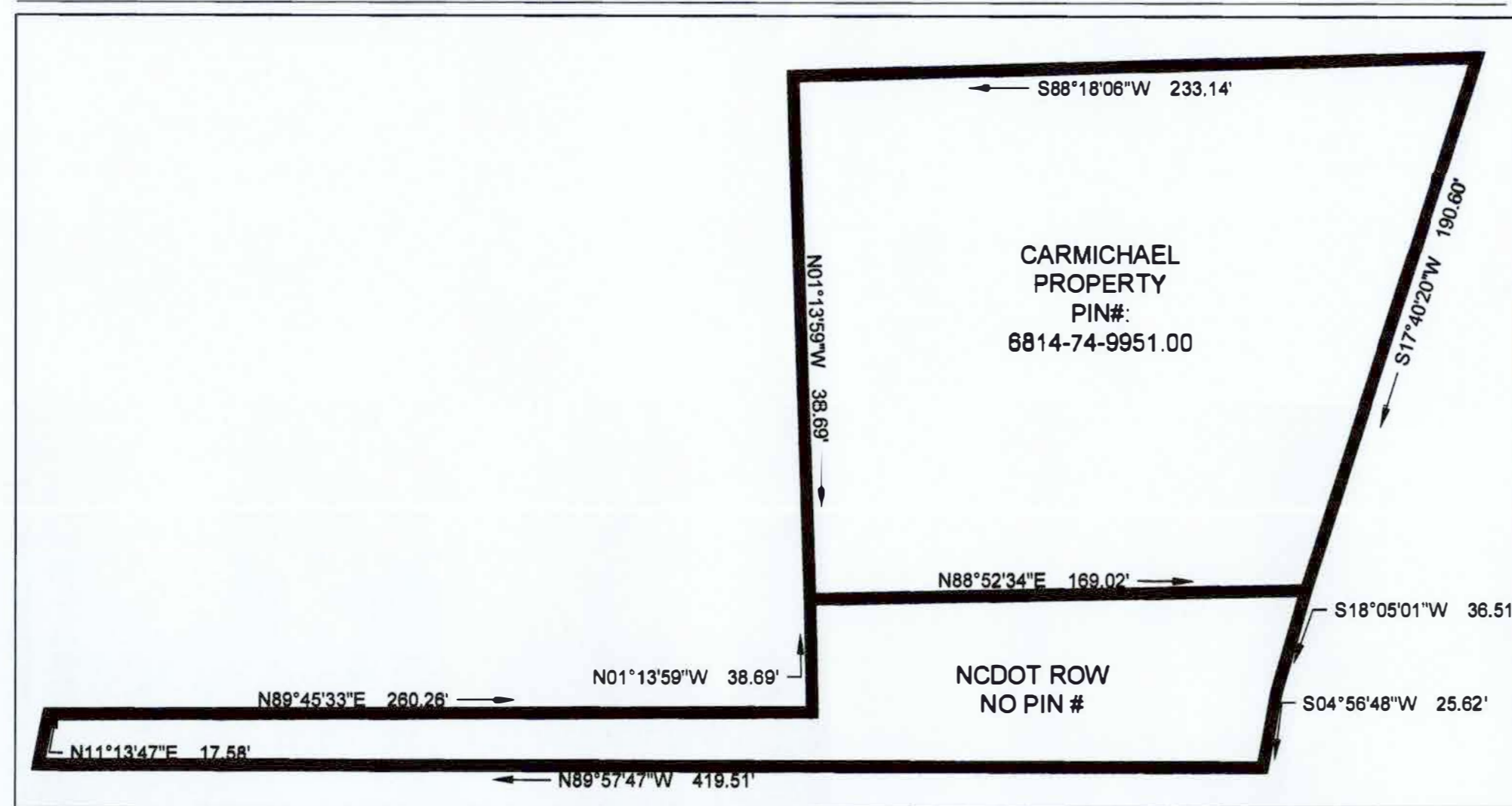


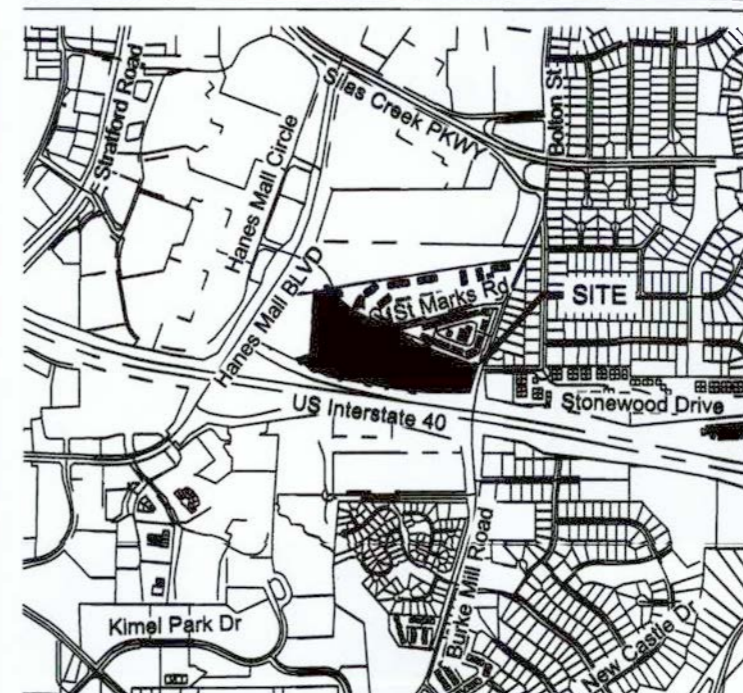
**PARCELS TO BE REZONED BEARINGS AND DISTANCES**



**TREE SAVE AREA LEGEND**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (In square feet)	214,013	Total Limits of Land Disturbance (In Square Feet)	214,013
Total Area Excluded From TSA	0	Total Excluded Area	0
Minimum Tree Save Area Required:	10%	12%	
Total Required Tree Save Area (In square feet)	21,401	21,401	
Total Site Size / or / Limits of Land Disturbance	214,013	214,013	
Individual Tree Method Used:	Tree Stand Method Used:	New trees Used for TSA Credit:	
Yes X No	Yes X No	Yes X No	No
Number of Trees 6'-9'	List the Area of Each Tree Stand Being Saved	Number of Large Variety Trees Planted	0
DBH: 0 X 600 SF = 0	Area 1: 22,784	Planted 0 X 750 SF = 0	
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 hickories. 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			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
0	22,784	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total Required TSA (In square feet)		21,401	
Total TSA Provided (In square feet)		22,784	

**VICINITY MAP**



**OVERALL SITE DATA**

<b>Jurisdiction</b>	Winston-Salem, NC	<b>Existing Impervious:</b>	8.05 Acres +/- 44.13 %
<b>Purpose Statement</b>	To request a site plan amendment for Truliant's Campus Masterplan (Original Docket #: W2830 which includes Pin: 6814-75-0175.00, Pin: 6814-74-9951.00 and property acquired from the NCDOT.	<b>Proposed Impervious:</b>	2.40 Acres +/- 13.16 %
<b>Zoning</b>	Existing Zoning: CPO-S	<b>Total Impervious:</b>	10.45 Acres +/- 57.29 %
<b>Site Coverage</b>	Existing CPO-S Parcel: 17.09 Acres +/- Per GIS Data	<b>Infrastructure</b>	Private
	RS9 Parcel: 0.83 Acres +/- Per GIS Data	<b>Water</b>	Public
	NCDOT ROW Area: 0.32 Acres +/- Per GIS Data	<b>Road</b>	LF +/-
	Total Site Coverage: 18.24 Acres +/-	<b>Building Data</b>	
<b>Waterhed Data</b>	Site is not located within a water supply watershed district	<b>Max. Building Height:</b>	60' Unlimited
<b>Site Coverage</b>	Maximum Impervious Area Permitted: 80.00 %	<b>Existing Building:</b>	122,000 SF +/-
	Building to Land: 1.57 Acres +/- 8.61 %	<b>Proposed Expansion:</b>	38,000 SF +/-
	Pavement to Land: 8.88 Acres +/- 48.68 %	<b>Proposed New Building:</b>	83,750 SF +/-
	Open Space: 7.79 Acres +/- 42.71 %	<b>Total Building Size:</b>	243,750 SF +/-
	Parcel Total: 18.24 Acres +/- 100.00 %	<b>Parking Calculations</b>	
		<b>Vehicle Parking</b>	
		<b>General Office:</b>	243,750 SF +/-
		<b>Building Area:</b>	813 Spaces
		<b>Parking Required:</b>	813 Spaces +/-
		<b>Existing Parking Provided:</b>	578 Spaces +/-
		<b>Proposed Surface Spaces:</b>	101 Spaces +/-
		<b>Proposed Deck Spaces:</b>	183 Spaces +/-
		<b>Total Parking Provided:</b>	872 Spaces +/-

**REZONING SITE DATA**

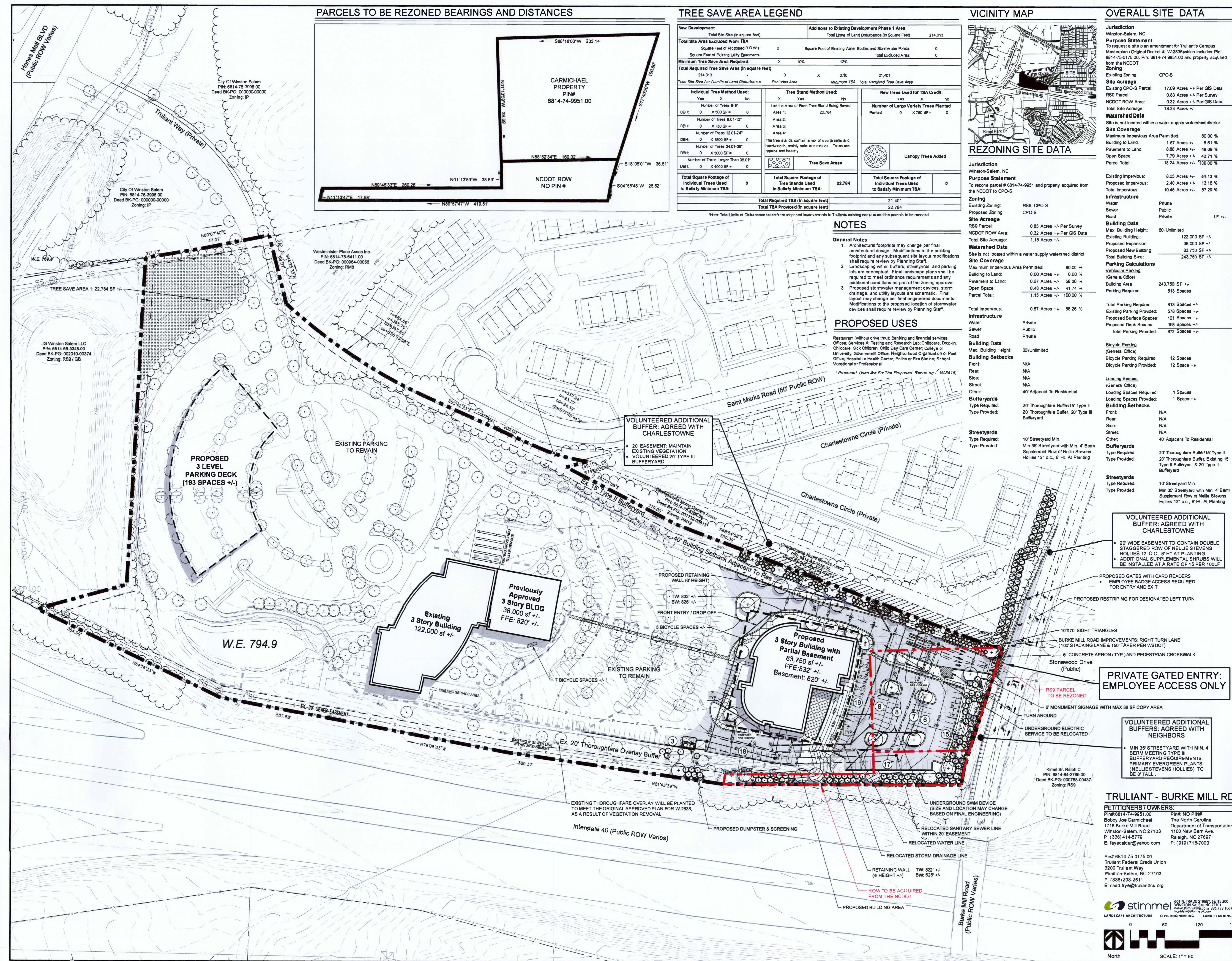
<b>Jurisdiction</b>	Winston-Salem, NC	<b>Existing Impervious:</b>	8.05 Acres +/- 44.13 %
<b>Purpose Statement</b>	To rezone parcel # 6814-74-9951 and property acquired from the NCDOT to CPO-S.	<b>Proposed Impervious:</b>	2.40 Acres +/- 13.16 %
<b>Zoning</b>	Existing Zoning: RS9, CPO-S	<b>Total Impervious:</b>	10.45 Acres +/- 57.29 %
<b>Site Coverage</b>	Existing Zoning: CPO-S	<b>Infrastructure</b>	Private
	RS9 Parcel: 0.83 Acres +/- Per Survey	<b>Water</b>	Public
	NCDOT ROW Area: 0.32 Acres +/- Per GIS Data	<b>Road</b>	LF +/-
	Total Site Coverage: 1.15 Acres +/-	<b>Building Data</b>	
<b>Waterhed Data</b>	Site is not located within a water supply watershed district	<b>Max. Building Height:</b>	60' Unlimited
<b>Site Coverage</b>	Maximum Impervious Area Permitted: 80.00 %	<b>Existing Building:</b>	122,000 SF +/-
	Building to Land: 0.00 Acres +/- 0.00 %	<b>Proposed Expansion:</b>	38,000 SF +/-
	Pavement to Land: 0.87 Acres +/- 88.26 %	<b>Proposed New Building:</b>	83,750 SF +/-
	Open Space: 0.48 Acres +/- 41.74 %	<b>Total Building Size:</b>	243,750 SF +/-
	Parcel Total: 1.15 Acres +/- 100.00 %	<b>Parking Calculations</b>	
		<b>Vehicle Parking</b>	
		<b>General Office:</b>	243,750 SF +/-
		<b>Building Area:</b>	813 Spaces
		<b>Parking Required:</b>	813 Spaces +/-
		<b>Existing Parking Provided:</b>	578 Spaces +/-
		<b>Proposed Surface Spaces:</b>	101 Spaces +/-
		<b>Proposed Deck Spaces:</b>	183 Spaces +/-
		<b>Total Parking Provided:</b>	872 Spaces +/-

**NOTES**

- 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 engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

**PROPOSED USES**

Restaurant (without drive thru), Banking and financial services; Offices; Services A, Testing and Research Lab; Childcare, Drop-in; Childcare, Sick Children; Child Day Care Center; College or University; Government Office; Neighborhood Organization or Post Office; Hospital or Health Center; Police or Fire Station; School; Vocational or Professional



SEALS

**PROJECT NAME & LOCATION:**

**TRULIANT - BURKE MILL RD**  
WINSTON-SALEM, NC

- PLANS FOR:**
- PRE-SUBMITTAL
  - SUBMITTAL
  - REVISED SUBMITTAL

**CUSTOMER:**  
Truliant Federal Credit Union  
3200 Truliant Way  
Winston-Salem, NC 27103  
(336) 293-2611  
chad.frye@truliantfcu.org

**PROJECT NO.:** 18-256  
**DRAWN BY:** GH  
**STIMMEL ASSOCIATES, P.A.**

**SHEET TITLE:**  
Rezoning & Site Plan Amendment: Site Plan  
**SP-1**

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