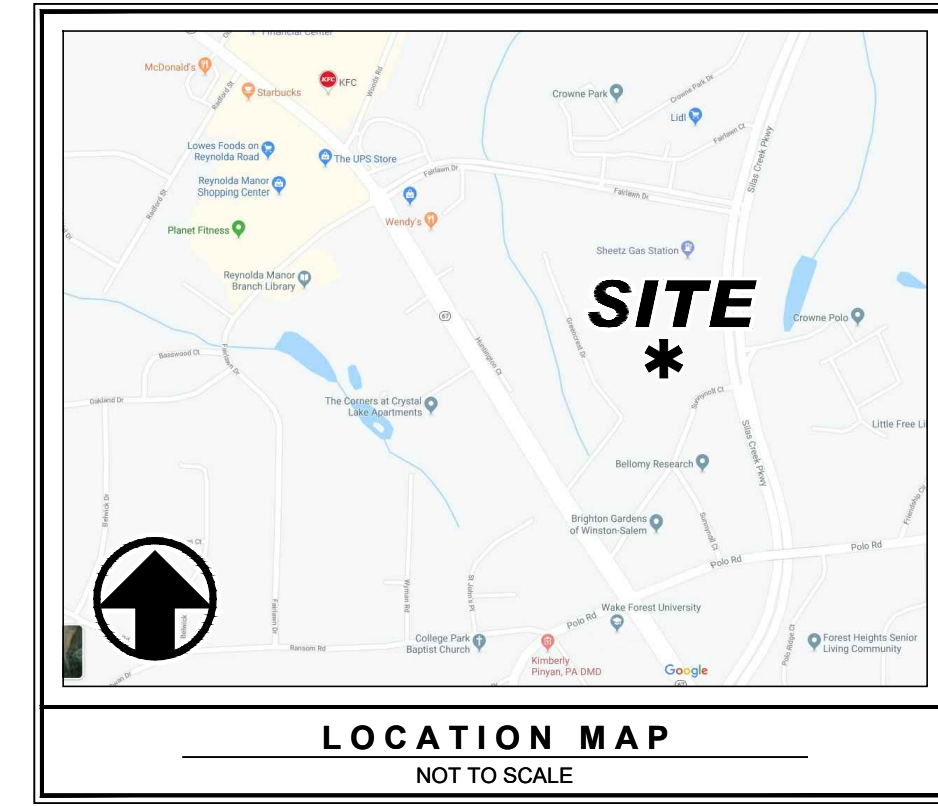


PURPOSE STATEMENT:
 THE PURPOSE OF THIS APPLICATION IS A SITE PLAN AMENDMENT FOR A PROPERTY ZONED GO-S. THE PROPOSED IMPROVEMENTS INCLUDE THE INSTALLATION OF NEW ABOVE GROUND FUEL STORAGE TANKS (ASTS) ALONG WITH ASSOCIATED ROOF ENCLOSURES, WALLS, FENCING, AND PAVEMENTS. PREVIOUS ZONING CASES FOR THIS PROPERTY INCLUDE W-2199 AND W-2888.



OWNER
WELLS FARGO CPG
 1525 W WY HARRIS BLVD.
 CHARLOTTE, NC 28202
 PHONE: (704) 467-0058
 CONTACT
 MR. Larry Hayes
 PHONE: (704) 718-2230
 E-mail: larry.g.hayes@wellsfargo.com

SITE ZONING: GO-S
SITE AREA: 8.85 ACRES
TAX PARCEL ID: 0817-02-3532
PROJECT DESCRIPTION:
 INSTALLATION OF NEW ABOVE GROUND FUEL STORAGE TANKS. EXISTING FACILITY IS SERVED BY PUBLIC WATER AND SEWER.
EXISTING USE: Services, A
CITY LIMITS: WINSTON-SALEM
EXISTING BUILDING COVERAGE: 24%
EXISTING/PROPOSED PAVEMENT COVERAGE: 34%
EXISTING/PROPOSED IMPERVIOUS COVERAGE: 58%
NOTE: NOT LOCATED IN WATERSHED.

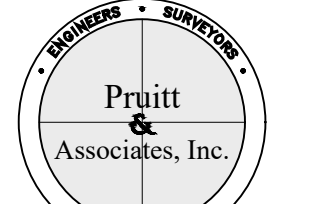


SILAS FUEL SYSTEM
 100 SUNNYNOLL CT.
 WINSTON-SALEM, NC



5887 GLENRIDGE DRIVE
 SUITE 375
 ATLANTA, GA 30328
 TEL: 404-233-8110

CONSULTANTS



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 Contact person: Brent Thomas



REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 01/22/20
 REVIEWED BY: BT
 DRAWN BY: BT
 DESIGNED BY:

WELLS FARGO BE NUMBER
 142346
 SHEET TITLE

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER
 1 of 3

TSG PROJECT NUMBER
 1932024

SILAS FUEL SYSTEM - 100 SUNNYNOLL COURT, WINSTON-SALEM, NC 27106

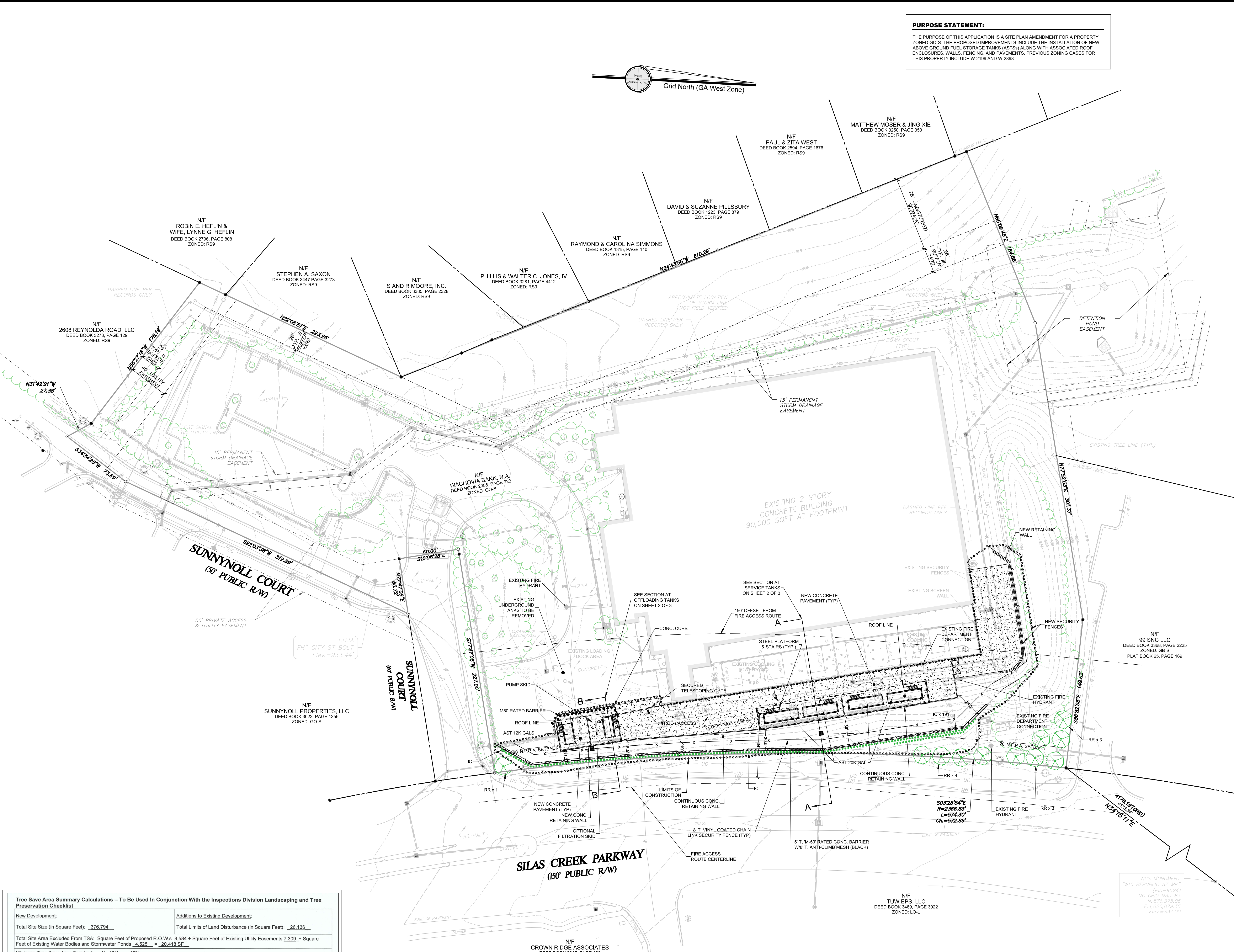
"Attachment "A" W-3440
 Site Plan Amendment for (Services, A in a GO-S zoning district)
 Approved by the Winston-Salem City Council
 the ___ day of _____, 20__
 City Secretary

Conditions: W-3440

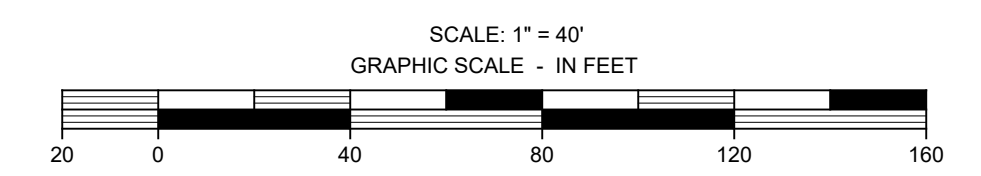
- PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. The only permitted use for the subject property within the Services, A category is Computer Data Center (Standard Industrial Classification 737).
- PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall record a negative access easement along Silas Creek Parkway.
 - b. No encroachment into the right-of-way of Silas Creek Parkway shall be permitted.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed retaining wall and security fencing along Silas Creek Parkway shall be in substantial conformance with the submitted images as verified by Planning staff.
- OTHER REQUIREMENTS:**
 - a. There shall be no signage along Silas Creek Parkway.

Notice of Vested Rights:
 The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

Notice of Site Plan Compliance
 All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the elected body.



REFERENCE ONLY
THIS SITE PLAN AMENDMENT (ZONING DOCKET W-3440) WAS APPROVED BY THE CITY COUNCIL 7/6/2020



PROPOSED PLANTINGS

SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
IC	176	Ilex Cornuta 'Carlesse'	CHINESE HOLLY	36" tall	b&b	3' OC	Matching
RR	11	Acer Rubrum 'Armstrong'	RED MAPLE	2" cal.	b&b	oi	Matching

© Copyright 2020
 Pruitt & Associates, Inc.
 THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

DRWN BY: BT CHKD BY: TPJ JN: 1-19-0436 FN: 214-E-134

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:		Additions to Existing Development:	
Total Site Size (in Square Feet):	378,794	Total Limits of Land Disturbance (in Square Feet):	28,138
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.'s 8,584 + Square Feet of Existing Utility Easements 7,309 + Square Feet of Existing Water Bodies and Stormwater Ponds 4,625 =	20,418 SF		
Minimum Tree Save Area Required: X 10% =	12%		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10%) =	37,679 - 20,418 =	17,261 SF	
Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	New Trees Used For TSA Credits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Trees 6.0" DBH: 12 X 500sf = 6,000	List the Area of Each Tree Stand Being Saved: 43,459 SF	Number of Large Variety Trees Planted: X 750sf =	
Number of Trees 8.01-12" DBH: 6 X 750sf = 4,500	Describe Each Tree Stand (Age, Health, Species Mix) - Medium age, healthy stand comprised of a mix of evergreen and deciduous trees.	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____	
Number of Trees 12.01-24" DBH: 10 X 1800sf = 18,000			
Number of Trees 24.01-36" DBH: X 3000sf = _____			
Number of Trees Larger Than 36.01" DBH: X 4000sf = _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 43,459	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 28,500	Total Required TSA (in Square Feet): 17,261	Total TSA provided (in Square Feet): 71,959	