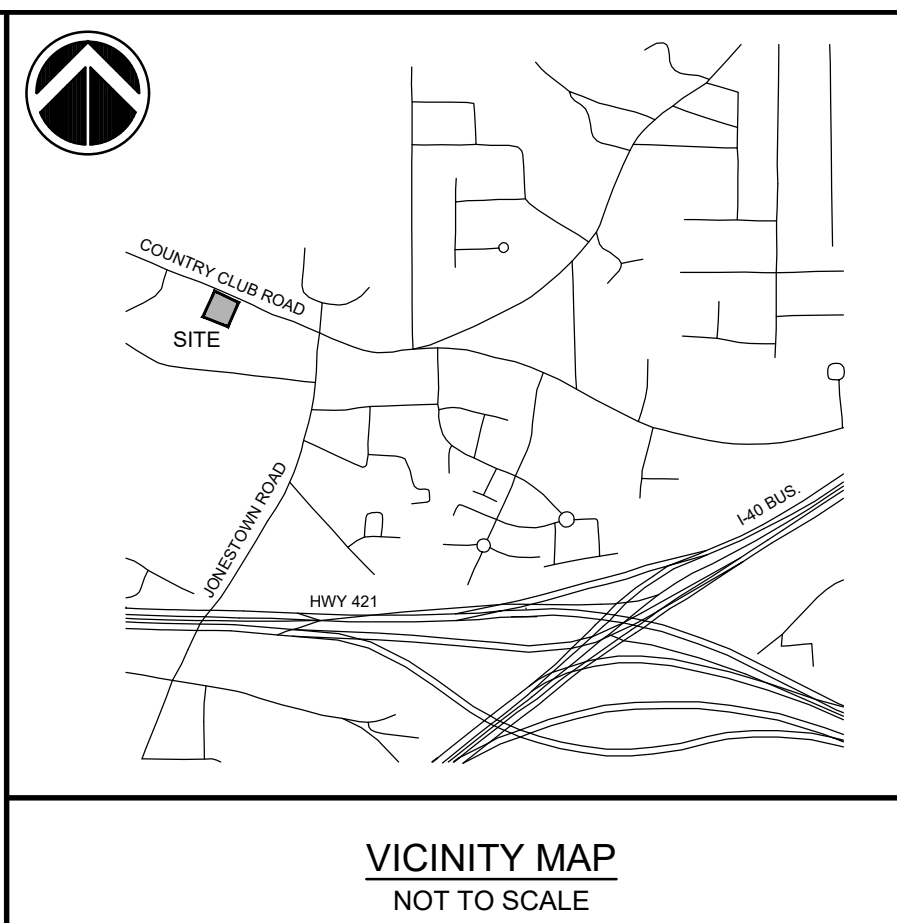


SITE DATA

(A) THROUGH (E) 4728 COUNTRY CLUB ROAD
TAX BLOCK 3906 LOTS 016B, 017, 018, 019, 101A
PIN # 6805-40-7659.000
MARTY & DONNA MYERS
2828 TOMS RIDGE LANE
EAST BEND, NC 27018
ZONING: GO-S

(F) THROUGH (H) 4724 COUNTRY CLUB ROAD
TAX BLOCK 3906 LOTS 014, 015, 016A
PIN # 6805-40-8665.000
MARTY & DONNA MYERS
2828 TOMS RIDGE LANE
EAST BEND, NC 27018
ZONING: GO-S

(I) THROUGH (J) 4720 COUNTRY CLUB ROAD
TAX BLOCK 3906 LOTS 012, 013
PIN # 6805-40-9652.000
MARTY & DONNA MYERS
2828 TOMS RIDGE LANE
EAST BEND, NC 27018
ZONING: GO-S



PETITIONER: MARTY MYERS
2828 TOMS RIDGE LANE
EAST BEND, NC 27018
PHONE: (336) 407-9262
EMAIL: marty@lewisvillemotorcompany.com

ENGINEER: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
FAX: (336) 760-8886
STEVE M. CAUSEY, P.E.
EMAIL: scausey@allied-engsurv.com

REVIEW INFORMATION

TYPE OF REVIEW:
 PRELIMINARY SITE PLAN APPROVAL

JURISDICTION:
 CITY OF WINSTON-SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: REZONING (STORAGE SERVICES, RETAIL USE ADDED) AND APPROVAL OF PRELIMINARY SITE PLAN FOR TWO-PHASE PROJECT.

ZONING

EXISTING ZONING: GO-S (TWO PHASE)

PROPOSED ZONING: GO-S (TWO PHASE)

PROPOSED USES:
BANKING AND FINANCIAL SERVICES; FUNERAL HOME; OFFICES; SERVICES; A CHURCH OR RELIGIOUS INSTITUTION; COMMUNITY AND NEIGHBORHOOD SCALE; CLUB OR LODGE; GOVERNMENT OFFICES; NEIGHBORHOOD ORGANIZATION OR POST OFFICE; AND STORAGE SERVICES, RETAIL.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: N/A FT

BUILDING SETBACKS

FRONT: N/A
REAR: N/A
SIDE: N/A
STREET: N/A

OFF-STREET PARKING

SEE PARKING CALCULATIONS

SITE SIZE AND COVERAGES

SEE BUA CALCULATIONS

BUILDING HEIGHT: 40' (60' MAXIMUM) FT

BUFFERYARDS

ADJOINING ZONING: LO-S & RS9

TYPE REQUIRED: TYPE II AGAINST RS9

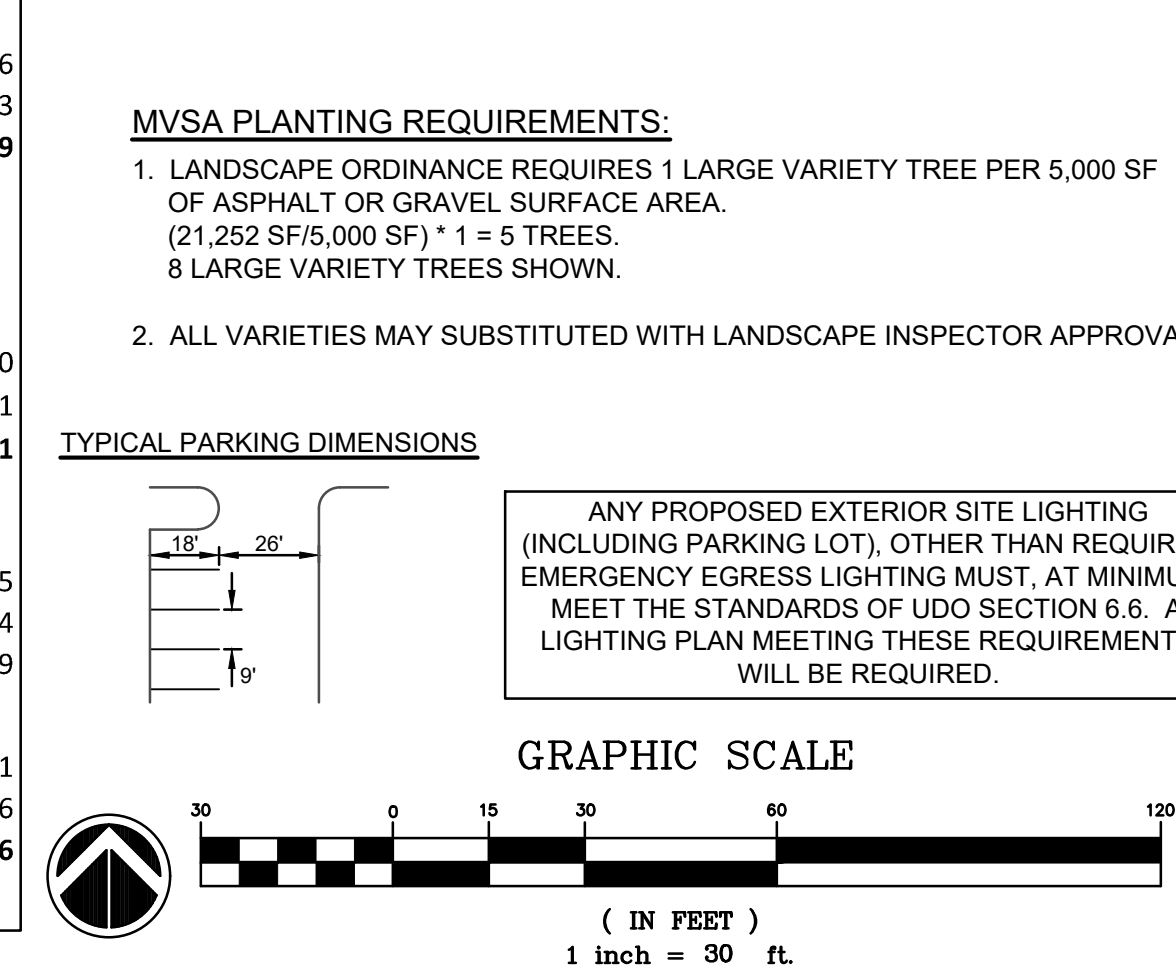
WIDTH PROVIDED: 15' TYPE II (MINIMUM), 30' & 100' SHOWN

GENERAL NOTES

- ALL DEVELOPMENT SHALL CONFORM WITH THE WINSTON-SALEM/FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- EXISTING SITE BOUNDARY, TOPOGRAPHY AND LOCATION INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPPING.

BUA CALCULATIONS
September 26, 2022

	SQ. FT.	ACRE
TOTAL SITE AREA:	87,937	2.019
EXISTING BUA		
BUILDING:	2,436	0.056
PAVEMENTS/GRAVEL:	16,232	0.373
TOTAL:	18,668	0.429
PERCENT BUA:	21.23%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.000
PAVEMENT/GRAVEL:	4,393	0.101
TOTAL:	4,393	0.101
PROPOSED BUA		
BUILDING:	9,350	0.215
PAVEMENT/GRAVEL:	11,934	0.274
TOTAL:	21,284	0.489
FINAL DEVELOPMENT BUA		
BUILDING:	11,786	0.271
PAVEMENT/GRAVEL:	23,773	0.546
TOTAL:	35,559	0.816
PERCENT BUA:	40.44%	



TENANT AND PARKING CALCULATIONS SUMMARY
September 26, 2022

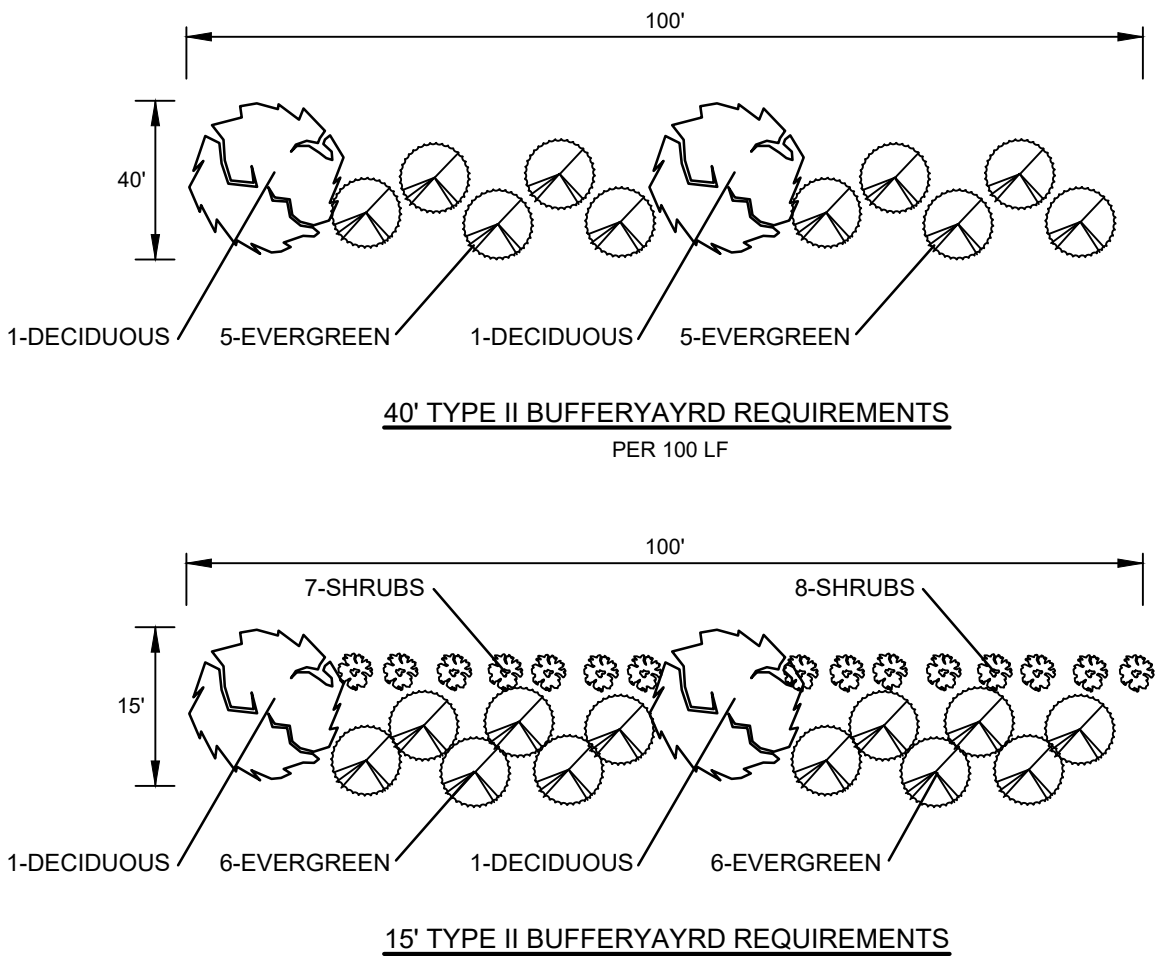
AREA/UNIT	BUSINESS TYPE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
Offices		1,160	1 Space/300 SF	4
Services A (hair salon)		1,276	1 Space/450 SF	3
Storage Services, Retail		18,700	2 Spaces + 1/125 units	3 (123 units)
Subtotal		21,136		10
NET PARKING REQUIRED				
PARKING PROVIDED				
Regular				27
Handicap				2
TOTAL				29

Tree Save Area Summary Calculations

New Development:	Additions to Existing Development:
Total Site Size (Sq. Ft.)	Total Limits of Land Disturbance (Sq. Ft.)
0 sf	38,305 sf
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s	0 sf
+ Square Feet of Existing Utility Easements	0 sf
+ Square Feet of Existing Water Bodies and Stormwater Ponds	0 sf
=	0 sf
Minimum Tree Save Area Required:	10% 12%
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area	38,305 sf
- Excluded Area	0 sf
X Minimum TSA (10%)	(10%)
=	3,831 sf

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes No	Yes No	Yes No
Number of Trees 6-9" DBH: 0 x 500 sf = 0 sf	List the Area of each Tree Stand Being Saved: 0 sf	Number of Large Variety Trees Planted: 8 x 750 sf = 6,000 sf
Number of Trees 9.01-12" DBH: 0 x 750 sf = 0 sf	Mixture of Existing Larger Trees Saved: 0 sf	
Number of Trees 12.01-24" DBH: 0 x 1800 sf = 0 sf	Describe Tree Stand (Age, Health, Species)	
Number of Trees 24.01-36" DBH: 0 x 3000 sf = 0 sf	Saved: 0 sf	
Number of Trees Larger Than 36.01" DBH: 0 x 4000 sf = 0 sf	Describe Tree Stand (Age, Health, Species)	
	Saved: 0 sf	
Total Square Footage of Individual Trees Used to Satisfy TSA: 00 sf	Total Square Footage of Tree Stands Saved to Satisfy Minimum TSA: 0 sf	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 6,000 sf

Total Required TSA (in Square Feet): 3,831 sf
Total TSA provided (in Square Feet): 6,000 sf



Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 760-8886
http://www.allied-cgsurvey.com

FIRM LICENSE C-1891

PRELIMINARY PLANS

NOT RELEASED FOR CONSTRUCTION

COUNTRY CLUB ROAD CLIMATE CONTROLLED STORAGE
4720, 4724 & 4734 COUNTRY CLUB ROAD
WINSTON-SALEM, NC

PROJECT NO.: 22-044
DRAWN BY: JMN
CHECKED BY: SMC
DATE: 09/26/2022

REVISIONS:

NO.	DATE	DESCRIPTION
A	09/26/2022	ISSUED FOR PRE-SUBMITTAL REVIEW
B	09/30/2022	ISSUED FOR PLANNING BOARD REVIEW
C	10/24/2022	ISSUED FOR PLANNING BOARD APPROVAL

PRELIMINARY SITE PLAN SHEET

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