

**GENERAL NOTES TABLE**

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAN IS TO GET THE INDICATED PARCELS REZONED FROM RS-20 TO THE SPECIAL USE DISTRICT FOR DATA CENTER DEVELOPMENT.

**SITE DETAILS**  
 PARCEL NUMBER(S): 6910-58-8956, 6910-59-1234, 6910-69-5647, 6910-58-8334, 6910-59-1885, 6911-50-9307, 6911-50-8318, 6911-50-9788  
 EXISTING ZONING: RS-20, RS-9, AND G-1  
 PROPOSED ZONING: LI-5  
 PROPOSED PRINCIPAL USES: SERVICES A - (AS DEFINED IN TABLE 11.2.2 OF THE UDO) COMPUTER DATA CENTER & UTILITIES & SUBSTATION & RECREATION FACILITY, PUBLIC FORSYTH COUNTY

**ZONING JURISDICTION:** AREA BREAKDOWN  
 EXISTING PARCEL ACREAGE: ±144 AC  
 SITE DEVELOPABLE AREA: ±130 AC

**BUILDING COVERAGE TO LAND:** ±9%  
**PAVED/GRAVELED SURFACE TO LAND:** ±15%  
**OPEN SPACE TO LAND:** ±76%  
**IMPERVIOUS SURFACE TO LAND:** ±28%

**SETBACKS AND BUFFERS**  
 PER TABLE 4.7.1 IN THE UDO:  
 FRONT SETBACK - 20'  
 REAR SETBACK - 20'  
 SIDE - SIDE YARDS ARE NOT REQUIRED  
 STREET - 20'  
 NOTE: 40' MINIMUM SETBACK REQUIRED FROM ADJACENT RESIDENTIAL LOT

PER TABLES 6.3.2.A.1-A.4 IN THE UDO:  
 BUFFERYARD TYPE III IS REQUIRED ADJACENT TO RESIDENTIAL USES. THIS YARD WILL BE A MINIMUM OF 40' IN WIDTH AND WILL CONSIST OF 3 DECIDUOUS TREES: 12 PRIMARY EVERGREEN PLANTS PER 100 LINEAR FEET. EXISTING VEGETATION WILL BE PRESERVED AND UTILIZED TO MEET BUFFERYARD REQUIREMENTS AS APPLICABLE.

**BUILDINGS**  
 3 TOTAL PROPOSED BUILDINGS  
 BUILDING HEIGHT: 2 STORY, 80 FEET MAXIMUM BUILDING HEIGHT  
 EQUIPMENT HEIGHT: 84 FEET MAXIMUM TO TOP OF EQUIPMENT  
 PROPOSED USE: DATA CENTER

BUILDING	STORIES	FOOTPRINT (SF)	GROSS (SF)
#1	2	187,050	374,100
#2	2	187,050	374,100
#3	2	187,050	374,100
TOTAL	-	561,150	1,122,300

**ON-SITE EMPLOYEE PARKING**  
 PER TABLE 6.1.2: "MOTOR VEHICLE AND BICYCLE PARKING SPARE REQUIREMENTS" IN THE UNIFIED DEVELOPMENT ORDINANCES, 1 MOTOR VEHICLE PARKING SPACE IS REQUIRED PER 7,000 SF GFA.  
 REQUIRED SPACES: 1 SPACE / 7,000 SF GFA X 1,496,400 GFA = 214 SPACES  
 PROPOSED SPACES: 256 SPACES

ON-SITE PARKING SPACES SHALL FOLLOW THE DIMENSIONAL REQUIREMENTS SET FORTH IN TABLE 6.1.3.B OF THE UDO. STALLS ARE 9 FEET IN WIDTH, WITH A MINIMUM STALL LENGTH OF 17.5 FEET AND DRIVE ISLE WIDTH OF 26 FEET. WHERE PARKING ABUTS A SIDEWALK, ONE OF THE SIDEWALK TREATMENT OPTIONS IN TABLE 6.1.3.G OF THE UDO SHALL BE MET.

ALL INTERIOR MOTOR VEHICLE SURFACE AREA (MVSA) PLANTING REQUIREMENTS, SPECIFIED IN SECTION 6.2.2.C.3, WILL BE SATISFIED ON SITE. SEE BELOW FOR REQUIRED PLANTING CALCULATIONS.

REQUIRED PLANTING: 1 LARGE TREE / PER 5000 SF MVSA X 76,2000 SF MVSA (PARKING AREA) = 16 LARGE TREES REQUIRED

PLANTING PROVIDED: 24 LARGE TREES PROPOSED

**ON-SITE SECURITY FENCING**  
 THE DEVELOPED AREAS OF THE PROPERTY WILL BE ENCLOSED BY SECURITY FENCING. THE BASIS FOR DESIGN OF THE SECURITY FENCING ADJACENT TO RESIDENTIAL AREAS OR PUBLIC RIGHT-OF-WAYS WILL BE THE AMERISTAR PALISADE FENCING (SEE IMAGE BELOW) OR OTHER SUBSTANTIALLY SIMILAR FENCING AS APPROVED BY THE ZONING ADMINISTRATOR. THE PERIMETER FENCE SHALL BE A MINIMUM OF 8 FEET IN HEIGHT PER SECTION 6.3 IN THE UDO.

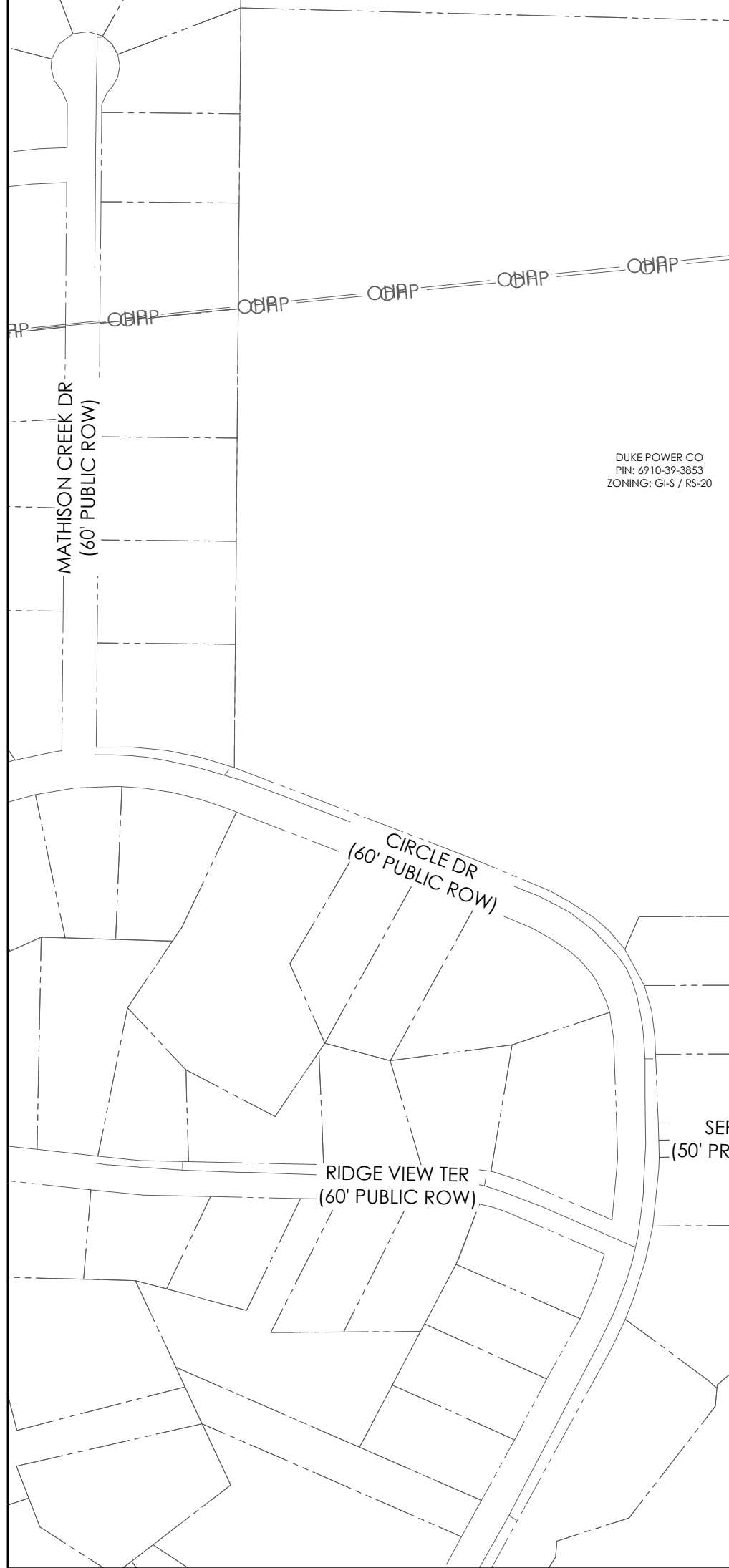
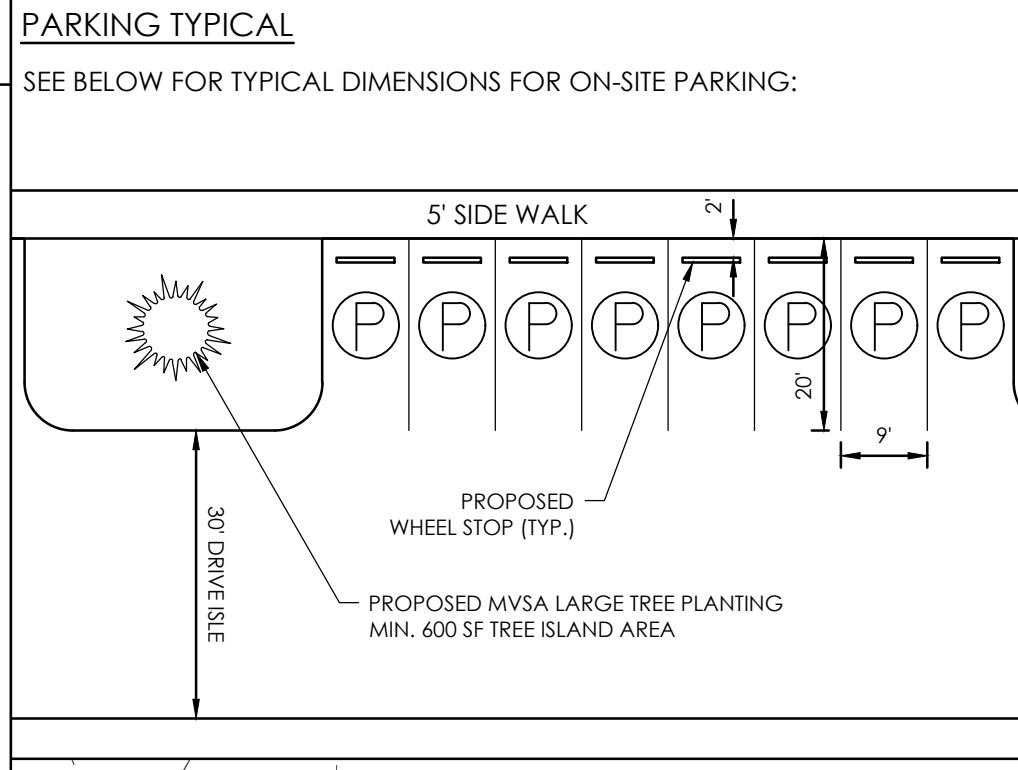


**UTILITIES & ACCESS**  
 ALL PROPOSED ON-SITE UTILITIES AND ROADS WILL BE PRIVATE  
 TOTAL PROPOSED ROAD LENGTH: ±1,000 LF  
 NOTE: ELECTRICAL DISTRIBUTION/TRANSMISSION ROUTING TO BE DETERMINED AND CONFIRMED BY LOCAL ELECTRICAL UTILITY AND USER

ALL ON-SITE DUMPSTERS SHALL BE LOCATED AND/OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. IN THE EVENT THAT SCREENING IS REQUIRED, DUMPSTERS SHALL BE ENCLOSED ON THREE SIDE AT LEAST EIGHT FEET HIGH AND CONSTRUCTED OF A MATERIAL SIMILAR TO THE PRINCIPLE BUILDING

- OWNERS**
- PIN 6910-58-8956 WALL, JULIA M 418 BETHANIA RURAL HALL RD RURAL HALL NC 27045
  - PIN 6910-59-1234 WALL FAMILY OF NORTH CAROLINA LLC 418 BETHANIA RURAL HALL RD RURAL HALL NC 27045
  - PIN 6911-50-9307 & 6911-50-6316 DM PROPERTY VENTURES LLC 661 MOSER RD KING NC 27021
  - PIN 6910-69-5647 JOBE, JOHNNER WALL PO BOX 332, RURAL HALL NC 27045
  - PIN 6910-58-8334 SERBER, JAMES MARTIN III 480 BETHANIA RURAL HALL RD RURAL HALL NC 27045
  - PIN 6910-59-1885 SERBER, JAMES M/SERBER, JULIE PO BOX 761, RURAL HALL NC 27045
  - PIN 6911-50-9788 SCOTT, RICHARD ERIC 133 SCOTT HOLLOW DR WINSTON SALEM NC 27013

SITE PLAN TO BE SUBMITTED FOR SPECIAL USE ZONING APPROVAL. ANY FUTURE MODIFICATIONS BEYOND APPROVAL OF THIS DOCUMENT WILL BE ADDRESSED VIA STAFF AS APPLICABLE, OR THROUGH SITE PLAN AMENDMENT PROCESS.



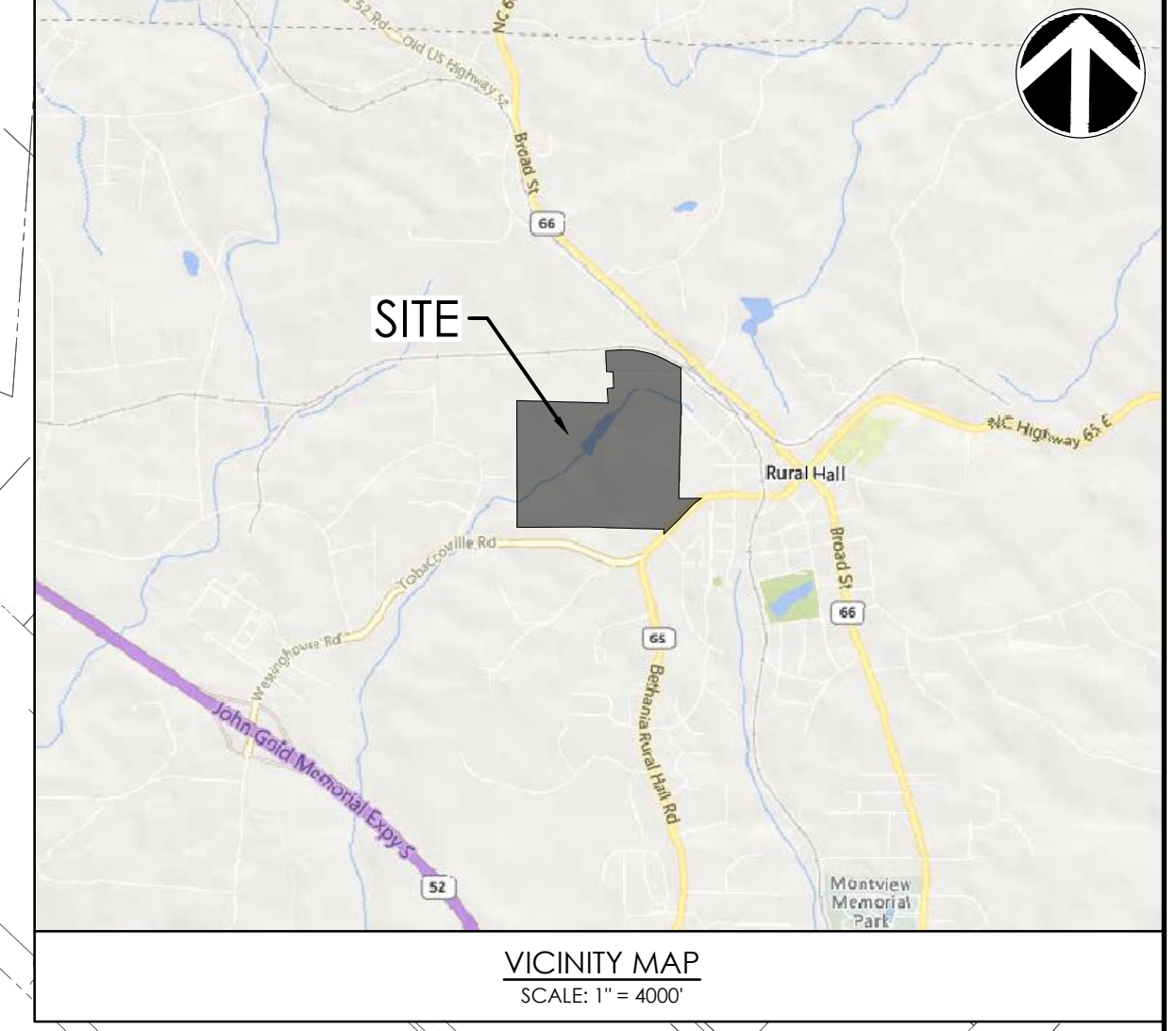
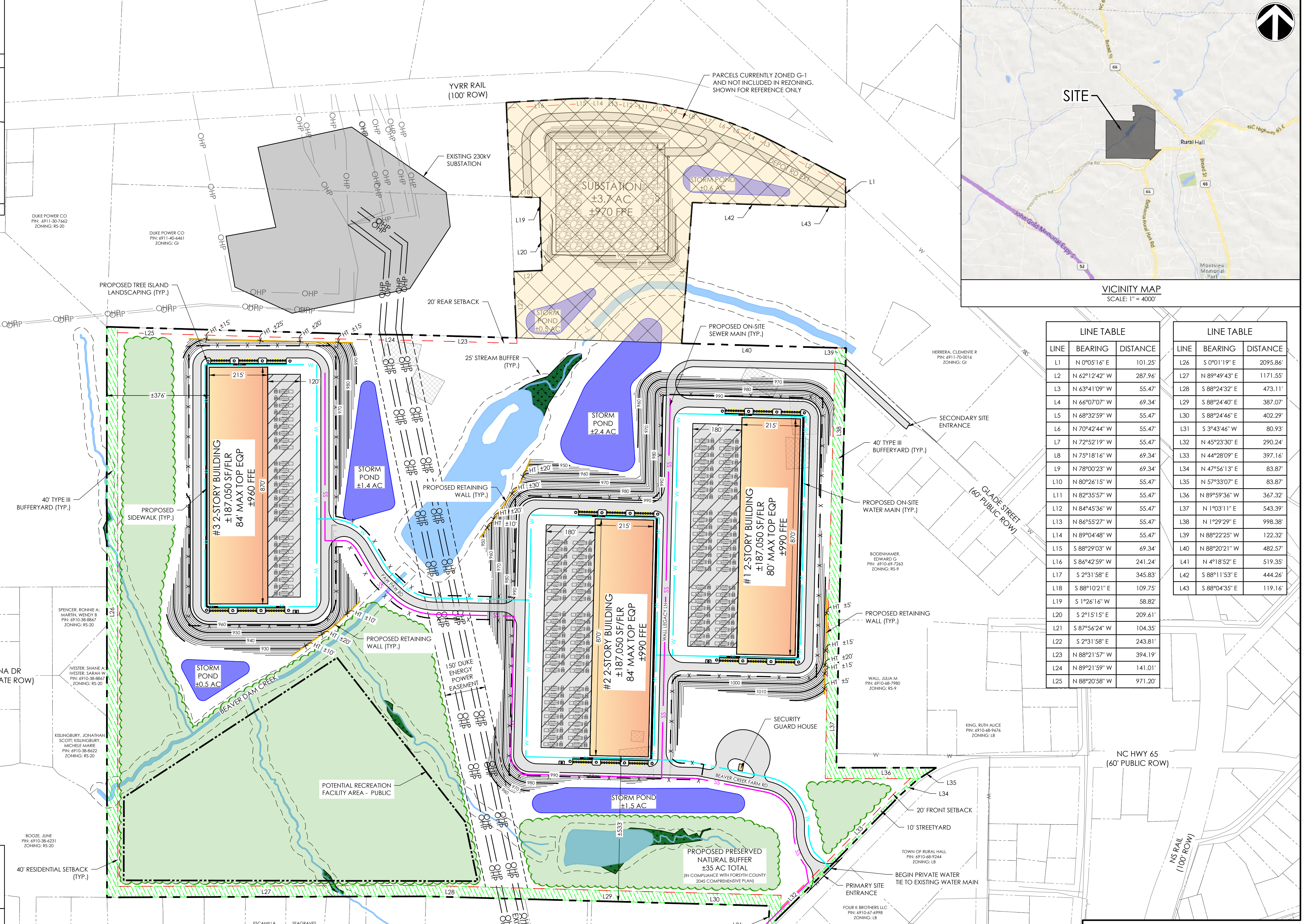
**CIVIL ENGINEER**  
 THOMAS & HUTTON  
 50 PARK OF COMMERCE WAY  
 SAVANNAH, GA 31405  
 PHONE (912)234-5300

**APPLICANT**  
 THE DROX GROUP, LLC  
 626 QUEENS RD, #302  
 CHARLOTTE, NC 28207  
 PHONE (843)412-4008

- LEGEND:**
- PRESERVED WETLANDS
  - PRESERVED STREAM/WATER FEATURE
  - PROPOSED PRESERVED NATURAL BUFFER
  - EXISTING G-1 ZONED PARCELS
  - BUFFERYARD AREA
  - PROPOSED ROAD
  - CONCRETE EQUIPMENT YARD
  - MAIN PROPERTY LINE
  - 25' STREAM BUFFER
  - YARD SETBACKS
  - OVERHEAD POWER 100 KV - EASEMENT
  - OVERHEAD POWER 100 KV
  - FENCE LINE
  - EMPLOYEE PARKING SPACE
  - ON-SITE DUMPSTER

Professional Engineer Seal for Thomas & Hutton, State of North Carolina, License No. F-0871.

**PRELIMINARY - NOT ISSUED FOR CONSTRUCTION**



LINE	BEARING	DISTANCE
L1	N 0°05'16" E	101.25'
L2	N 62°12'42" W	287.96'
L3	N 63°41'09" W	55.47'
L4	N 66°07'07" W	69.34'
L5	N 68°32'59" W	55.47'
L6	N 70°42'44" W	55.47'
L7	N 72°52'19" W	55.47'
L8	N 75°18'16" W	69.34'
L9	N 78°00'23" W	69.34'
L10	N 80°26'15" W	55.47'
L11	N 82°35'57" W	55.47'
L12	N 84°45'36" W	55.47'
L13	N 86°55'27" W	55.47'
L14	N 89°04'48" W	55.47'
L15	N 88°29'03" W	69.34'
L16	S 86°42'59" W	241.24'
L17	S 2°31'58" E	345.83'
L18	S 88°10'21" E	109.75'
L19	S 1°26'16" W	58.82'
L20	S 2°15'15" E	209.61'
L21	S 87°56'24" W	104.35'
L22	S 2°31'58" E	243.81'
L23	N 88°21'57" W	394.19'
L24	N 89°21'59" W	141.01'
L25	N 88°20'58" W	971.20'

**SITE LAYOUT EXHIBIT**  
**PROJECT IRON SPUR**  
 FORSYTH COUNTY, NC  
 PREPARED FOR:  
**DROX GROUP**  
 PREPARED BY:  
**THOMAS & HUTTON**  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

Scale: 1" = 200 FEET

Job No: J-33492.0000 DATE: 5/15/26  
 Drawn: WEW SCALE: 1" = 200'  
 Reviewed: KPF SHEET: 1 OF 1