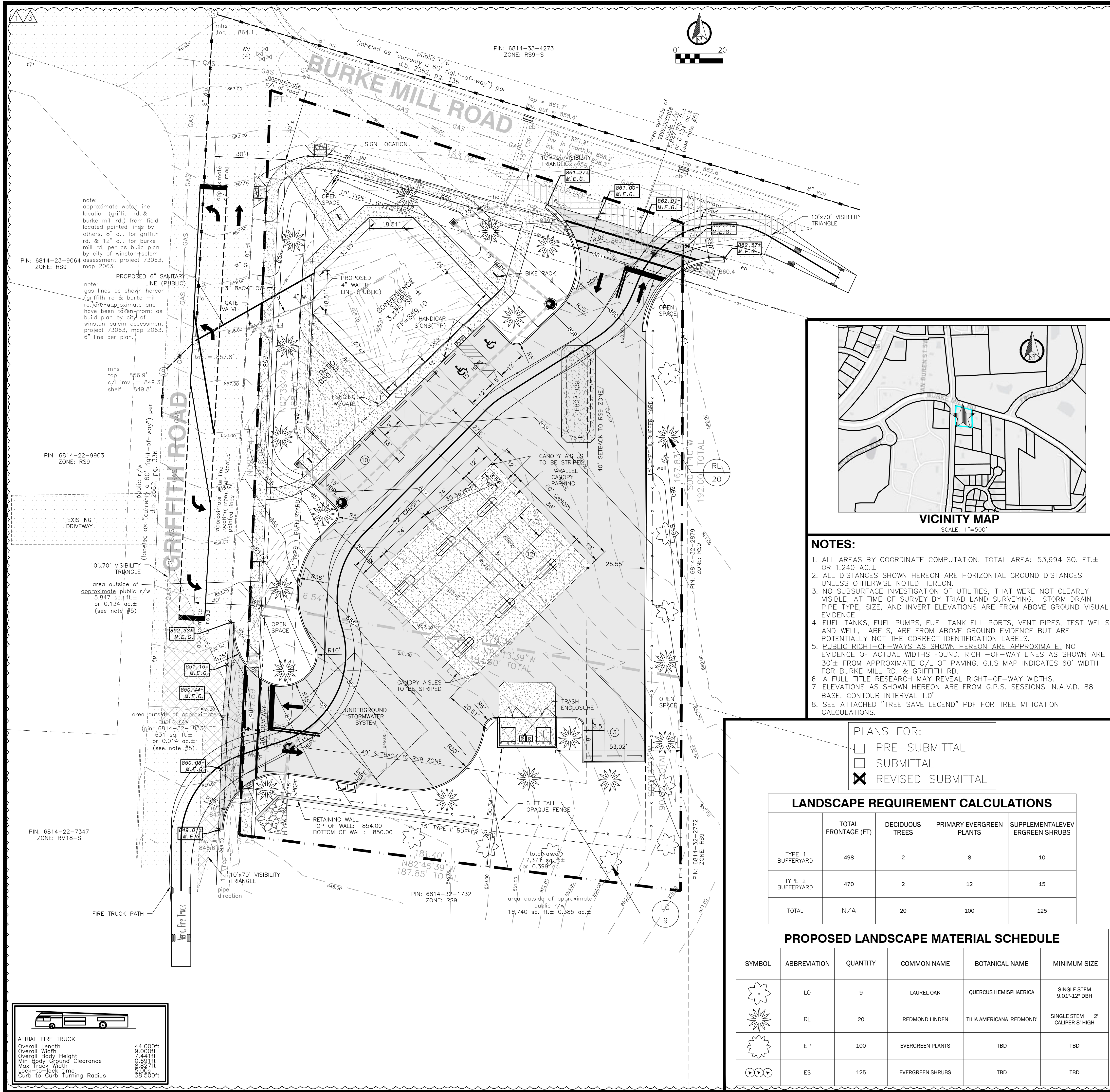




SITE DATA

1. SITE ADDRESS
3398 BURKE MILL ROAD
WINSTON-SALEM, NC 27103
2. PROPERTY ID
6814-32-1939
3. EXISTING ZONING
RS9
4. PROPOSED ZONING
LB-S
5. PRESENT USE
GAS STATION
6. DEVELOPED USE
CONVENIENCE STORE WITH PUMPS, DRUG AND
FOOD STORE
7. OWNER
SHYAM SHLOK, LLC.
VINOD PATEL
5300 TORWOOD COURT
GREENSBORO, NC 27409
8. ENGINEER
BBE-BOGGS ENGINEERING, LLC
607 S. ALEXANDER STREET SUITE 101
PLANT CITY, FLORIDA 33663

9. PARKING SPACES CONVENIENCE STORE OUTDOOR SEATING PARKING INCENTIVES TOTAL SPACES REQUIRED TOTAL SPACES PROVIDED MIN. BICYCLE PARKING REQ. BICYCLE PARKING PROVIDED	3,375 SF GFA x 1 SPACE/225 SF GFA 1,050 SF GFA x 1 SPACE/100 SF GFA DOUBLE BICYCLE PARKING (-5%) 25 25 2 6
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10. SITE AREAS:		
SITE AREA	53,991 SF	100.00%
BUILDING AREA	3,375 SF	6.25%
SIDEWALK AREA	3,845 SF	7.12%
TRASH ENCLOSURE AREA	317 SF	0.59%
VEHICULAR AREA	30,793 SF	57.03%
IMPERVIOUS AREA	38,330 SF	70.99%
PERVIOUS AREA	15,661 SF	29.01%
FLOOR AREA RATIO		0.0630

11. PROJECT NAME	GRIFFITH ROAD C-STORE
12. BUILDING HEIGHT PROPOSED MAXIMUM (LB)	32 Ft 40 Ft

13. PURPOSE STATEMENT:
THE EXISTING PROPERTY CONSISTS OF A CONVENIENCE STORE AND A RESIDENTIAL HOME. A REZONING IS REQUESTED FROM RS9 TO LB TO ALLOW FOR THE REMOVAL OF EXISTING STRUCTURES AND PROPOSED DEVELOPMENT OF A LARGER CONVENIENCE STORE.

14. SETBACKS:	
FRONT SETBACK	10'-0"
REAR SETBACK	40'-0"
SIDE SETBACK WEST	10'-0"
SIDE SETBACK EAST	40'-0"

15. BUFFER YARDS	
SIDE YARD EAST	15' TYPE II
REAR YARD SOUTH	15' TYPE II
NORTH	10' TYPE I
WEST	10' TYPE I

16. STREET YARDS	
SIDE YARD WEST	10'-0"
FRONT YARD NORTH	10'-0"

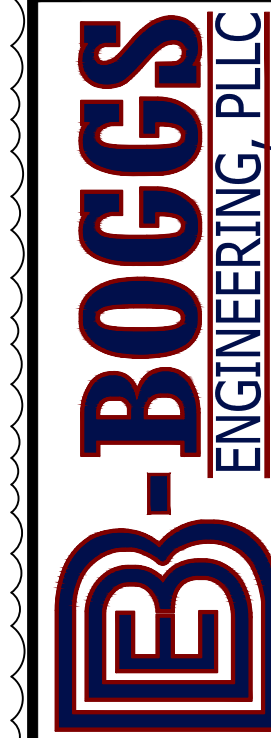
17. UTILITIES	
WATER SERVICE	WINSTON-SALEM/FORSYNTH COUNTY
SEWER	WINSTON-SALEM/FORSYNTH COUNTY
ELECTRIC	DUKE ENERGY

TREE SAVE AREA SUMMARY CALCULATIONS - TO BE USED IN CONJUNCTION WITH THE INSPECTIONS DIVISION LANDSCAPING AND TREE PRESERVATION CHECKLIST

NEW DEVELOPMENT TOTAL SITE SIZE (sf): 53,991	ADDITIONS TO EXISTING DEVELOPMENT TOTAL LIMITS OF LAND DISTURBANCE (sf) _____
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s _____ + SQUARE FEET OF EXISTING UTILITY EASEMENT _____ + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS _____ = _____	
MINIMUM TREE SAVE AREA REQUIRED: _____ 10% x 53,991 = _____	
TOTAL REQUIRED TREE SAVE AREA (sf): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE EXCLUDED AREA X MINIMUM TSA (12%) = 6,479	

INDIVIDUAL TREES METHOD USED: ____ YES ____ NO	TREE STAND METHOD USED: ____ YES ____ NO	NEW TREES USED FOR TSA CREDIT: ____ YES ____ NO
NUMBER OF TREES 6"-9" DBH: ____ x 500 sf: _____	LIST THE AREA OF EACH TREE STAND BEING SAVED:	NUMBER OF LARGE VARIETY TREES PLANTED ____ x 750 sf = 6,750
NUMBER OF TREES 9.01"-12" DBH: ____ x 750 sf: _____	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX)	
NUMBER OF TREES 12.01"-24" DBH: ____ x 1,800 sf = _____		
NUMBER OF TREES 24.01"-36" DBH: ____ x 3,000 sf = _____		
NUMBER OF TREES LARGER THAN 36.01" DBH: ____ x 4,000 sf = _____		

TOTAL SQUARE FOOTAGE INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: _____	TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: _____	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 6,750
TOTAL REQUIRED TSA (sf): 6,479		
TOTAL TSA PROVIDED (sf): 6,750		



VTC NC LLC
3398 BURKE MILL ROAD
WINSTON-SALEM, NC 27103

PRELIMINARY
DRAWING

NOT APPROVED FOR
CONSTRUCTION

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
STEVEN C. BOGGS, P.E., ON THE DATE ADJACENT TO THE
LOCAL PRINTED COPY OF THIS DOCUMENT AND NOT
CONSIDERED VALID UNLESS THE SIGNATURE AND DATE
MUST BE VERIFIED ON ANY ELECTRONIC COPY.

PROJECT NO:

24088

DATE: 10/17/24

DESIGNED BY: SCB

DRAWN BY: GTH

CHECKED BY: SCB



DRAWING TITLE:

REZONING
SUBMITTAL

SHEET NO:

RZ-1