



PROJECT:

**Stella's Rescue -
740 Chatham Road
Winston-Salem, NC**

PLANS FOR:

☐ PRE-SUBMITTAL

☐ SUBMITTAL

☒ REVISED SUBMITTAL

CLIENT:
Stella's Rescue, Inc
3825 Mindona Drive
Winston-Salem, NC 27284

P: (336) 403-5922
E: Edolan24@gmail.com

DATE: 04/27/

REVISIONS:

DRAWN:	EM
JOB. NO:	26-0
SHEET TITLE:	

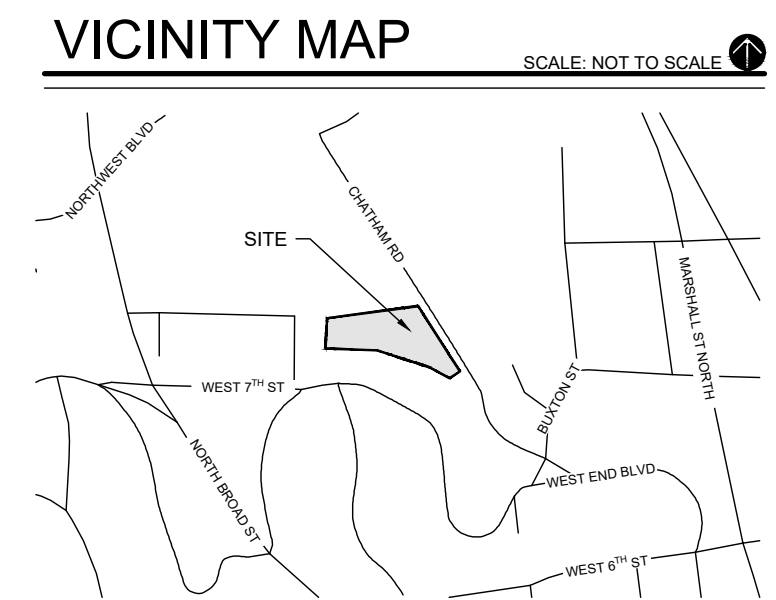
Special Use Permit Site Plan

SCALE: 1"=3'

SHEET NO. :

SUP-1

© STIMMEL ASSOCIATES, P.A.



Jurisdiction		
Winston Salem, North Carolina		
Purpose Statement		
Request of Special Use Permit from the Elected Body for an outdoor enclosure associated with the use of Kennel, Indoor.		
Zoning		
Existing Zoning: G1		
Site Acreage		
Total Site Acreage:	1.93 Acres +/-	
Watershed Data		
The site is not located within a water supply watershed district		
Site Coverage		
Maximum Impervious Area Permitted:		75.00 %
Existing Impervious:	0.76 Acres +/-	34.18 %
Building to Land:	0.24 Acres +/-	12.41 %
Pavement to Land:	0.42 Acres +/-	21.76 %
Open Space:	1.27 Acres +/-	65.82 %
Parcel Total:	1.93 Acres +/-	100.00 %
Proposed Impervious:	0.66 Acres +/-	34.17 %
Net Impervious Decrease:	0.10 Acres +/-	
Building Data		
Max. Building Height:	40'	
Proposed Kennel		9,460 SF +/-
Proposed Storage		980 SF +/-
Total Building Size:		10,440 SF +/-
Parking Calculations		
<u>Vehicular Parking</u>		
Indoor Kennel (1/400 SF)		
Parking Required:	24 Spaces +/-	
Private Storage (1 Unit)		
Parking Required:	0 Spaces +/-	
Total Required	24 Spaces +/-	
Total Proposed	25 Spaces +/-	
Building Setbacks		
Front: 40'		
Rear: 20'		
Side: 12'		
Street: 20'		
Other: 40' adjacent to residential district		
Bufferyards		
Type Required: Min. 20' Type III bufferyard		
Type Provided: Min. 20' Type III bufferyard		
Streetyards		
Type Required: 10' min streetyard		
Type Provided: 10' min streetyard		

New Development				Additions to Existing Development Phase 1 Area			
Total Site Size (in square feet)		84,071		Total Limits of Land Disturbance (in square feet)		0	
Total Site Area Excluded From TSA							
Square Feet of Proposed R.O.W.s:		0		Square Feet of Existing Water Bodies and Stormwater Ponds:		0	
Square Feet of Existing Utility Easements:		0		Total Excluded Area:		0	
Minimum Tree Save Area Required:		X 10%		12%			
Total Required Tree Save Area (in square feet)							
84,071		-		0		8,407	
Total Site Size / or Limits of Land Disturbance				Excluded Area		Minimum TSA	
Individual Tree Method Used:				Tree Stand Method Used:		New Trees Used for TSA Credit:	
Yes X No		Yes X No		Yes X No		Yes X No	
Number of Trees 6-9"		List the Area of Each Tree Stand Being Saved:		Number of Large Variety Trees Planted		Number of Large Variety Trees Planted	
DBH: X 500 SF = 0		Area 1: 6,537		Deciduous X 750 SF = 0		Deciduous X 750 SF = 0	
Number of Trees 9.01-12"		Area 2: 3562		Evergreen X 750 SF = 0		Evergreen X 750 SF = 0	
DBH: X 750 SF = 0		Area 3:					
Number of Trees 12.01-24"		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.					
DBH: X 1800 SF = 0							
Number of Trees 24.01-36"							
DBH: X 3000 SF = 0							
Number of Trees Larger Than 36.01"							
DBH: 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:		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
0		10,100		0		0	
Total Required TSA (in square feet)				8,407			
Total Provided TSA (in square feet)				10,100			

Kennel, Indoor with Outdoor Enclosure

Boundary Information
Boundary data per survey provided by Forsyth County digital GIS data.

Topographic Information
Topography per Forsyth County digital GIS data.

General Notes

1. Existing building to remain.
2. Landscaping within buffers, streetyards, 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.

OWNERS/PETITIONERS:

PIN#: 6825-98-6896
Deed Bk-Pg: 001829 - 03581
Zoning: G1
Owner: W Sanders Moseley
Elizabeth Moseley
1855 Runnymede Rd
Winston-Salem, NC 2710
P: (336) 722-1210
E: becone1@yahoo.com

PREPARED BY



601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
foundational@stimmel.com

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

0 20 60 80

Condition	Percentage of correct responses
0	~10
30	~25
60	~45
90	~95

Age Group	Percentage
18-24	15%
25-34	25%
35-44	20%
45-54	15%
55-64	10%
65-74	5%
75-84	5%
85+	5%

NORTH SCALE: 1" = 30'

NORTH SCALE: 1" = 50'