

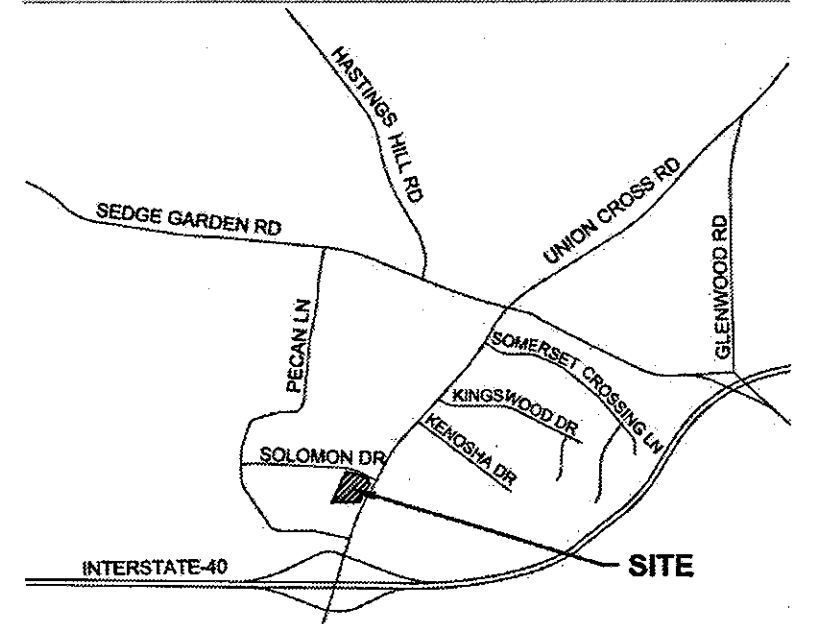
**ADJACENT OWNERS**

PIN	Block Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6874-29-2846.00	6884 008	2134-2372	Whicker, Marty W & Christy A	1075 Solomon Drive	Kernersville, NC 27284 R50
2	6874-29-4800.00	6884 007	873-36	Spainhour, Harold D & Mary A	1085 Solomon Drive	Kernersville, NC 27284 R50
3	6874-29-5749.00	6884 006	1554-238	King, David A & Thelma	1055 Solomon Drive	Kernersville, NC 27284 R50
4	6874-29-6885.00	6884 003	952-298	Hensdale, Samuel H	1570 Corning Court, Apt/Unit B	Kernersville, NC 27284 R50
5	6874-29-9567.00	6832 018H	2995-1143	I-40 Union Cross RE LLC	125 S Elm Street, Apt/Unit 500	Greensboro, NC 27401 MU-S
6	6874-29-7108.00	6832 121K	1982-781	Union Cross Station LLC	P.O. Box 81290	Chicago, IL 60681 NSB-S
7	6874-29-2251.00	6832 102B	3162-1988	Boylers, Travis H	1509 Union Cross Road	Kernersville, NC 27284 GB-S
8	6874-19-6243.00	6832 101	3096-2444	Guard at Union Cross LLC	1913 Harbroke Rd	Greensboro, NC 27408 RMT2-S
8	6874-29-3169.00	6832 102B	2944-661	North Carolina Department of Transportation	1605 Westbuck Plaza Drive, Apt/Unit 201	Winston-Salem, NC 27103 GB-S

**PROPOSED USES**

- Residential Uses**  
 Residential Building, Townhouse / Residential Building, Multifamily
- Retail And Wholesale Trade**  
 Arts And Crafts Store / Building Materials Supply / Convenience Store / Food Or Drug Store / Furniture And Home Furnishings Store / Motorcycle Dealer / Nursery, Lawn And Garden Supply Store, Retail / Outdoor Display Retail / Restaurant (Without Drive-Through Service) / Restaurant (With Drive-Through Service) / Retail Store / Shopping Center / Wholesale Trade A
- Business And Personal Services**  
 Bank And Financial Services / Bed And Breakfast / Building Contractors, General / Car Wash / Funeral Home / Hotel Or Motel / Kennel, Indoor / Motor Vehicle, Rental And Leasing / Motor Vehicle, Repair And Maintenance / Motor Vehicle, Body Or Paint Shop / Non-Store Retailer / Offices, General, A / Services, D / Storage Services, Retail / Training And Research Lab / Veterinary Services
- Recreation Uses**  
 Recreation Services, Indoor / Recreation Services, Outdoor / Recreation Facility, Public / Swimming Pool, Private / Theater, Indoor
- Institutional And Public Uses**  
 Academic, Biological Research Facility / Academic Medical Center / Adult Day Care Center / Child Care, Drop-In / Child Care Institution / Child Care, Sick Children / Child Day Care Center / Church Or Religious Institution, Community / Church Or Religious Institution, Neighborhood / Club Or Lodge / Government Offices, Post Office, Neighborhood Organization / Institutional / Vocational Training Facility / Library / Museum Or Art Gallery / Nursing Care Institution / Public Or Fire Station / School, Private / School, Public / School, Vocational Or Professional / Transportation And Utilities
- Access Easement, Private Off-Site / Park And Shuttle Lot / Terminal, Bus Or Taxi / Utilities**

**VICINITY MAP**



**SITE DATA**

Jurisdiction: Winston-Salem, NC  
 Purpose Statement: The purpose of this request is for a Site Plan Amendment to revise the approved site plan for a restaurant with drive-through for Lot 1.

**Zoning**  
 Existing Zoning: GB-S  
 Proposed Zoning: GB-S

**Site Acreage**  
 Lot 1: 1.78 Acres +/-  
 Right-Of-Way Dedication: 0.01 Acres +/-  
 Lot 1 Total: 1.77 Acres +/-

**Building Data**  
 Max. Building Height: 60'  
 Lot 1: Restaurant: 4,500 SF +/-  
 (With Drive-Through): 26' Building Height

**Watershed Data**  
 Site is Not Located Within A Water Supply Watershed District

**Site Coverage**

Phase 1 Development	Building To Land	Pavement To Land	Open Space:	Lot 1 Total
Maximum Impervious Area Permitted	0.10 Acres +/-	0.81 Acres +/-	0.86 Acres +/-	1.77 Acres +/-
	5.65 %	45.76 %	48.59 %	100.00 %

**Total Impervious**: 0.91 Acres +/- 51.41%

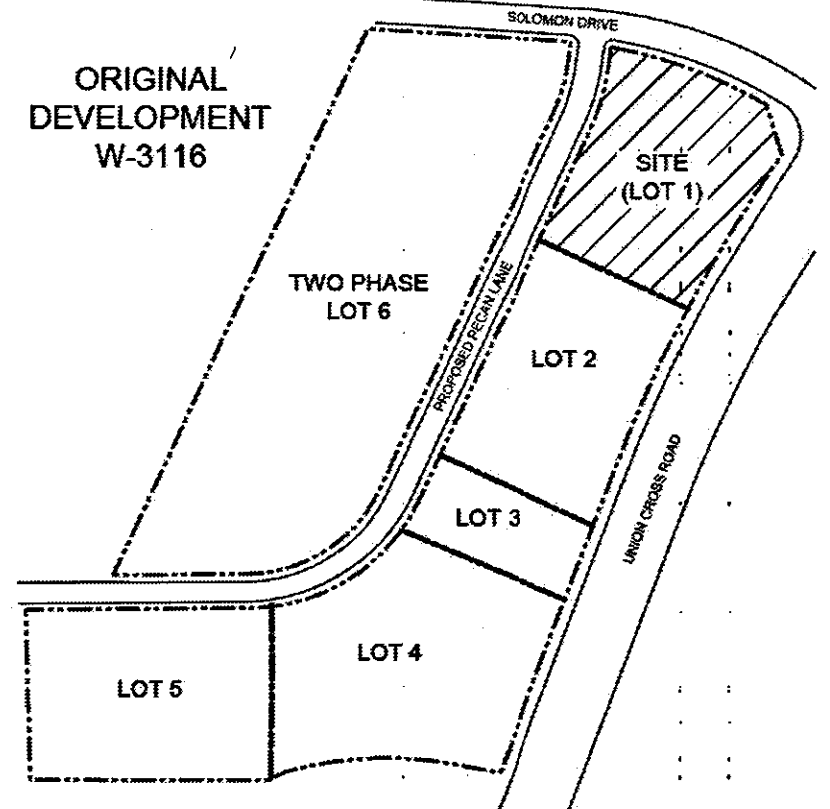
**Infrastructure**  
 Water: Public  
 Sewer: Public  
 Road: N/A 0 LF +/-

**Parking Calculations**  
 Lot 1: Restaurant W/ Drive-Through (1 Space Per 100 SF) - 4,500 / 100 = 45  
 Parking Required: 45 Spaces  
 Parking Provided: 76 Spaces +/- (Includes 20 Stacking Spaces)  
 Loading Spaces Required: 0 Spaces  
 Loading Spaces Provided: 0 Spaces

**Building Setbacks**  
 Front: 0'  
 Rear: 0'  
 Side: 0'  
 Street: 0'

**Bufferyards**  
 Type Required: Min. 15' Type 3  
 Streetyards: Type Required: Min. 10'

**SITE INSET**



**NOTES**

**Topographic & Boundary Information**  
 Topographic information provided from Forsyth County digital GIS data.  
 Boundary information based on Forsyth County GIS and site survey by Brady Surveying Company, PA dated 08/22/2011.

**TREE SAVE LEGEND**

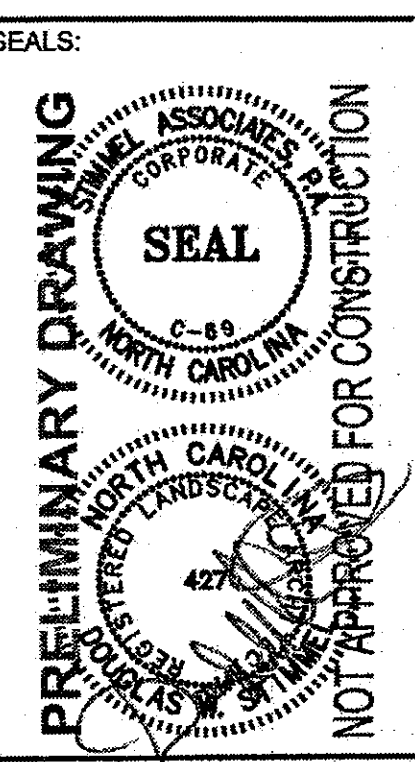
New Development		Additions to Existing Development	
Total Site Size (in square feet)	77,036 SF +/-	Total Site Size (in square feet)	7,704 SF +/-
Total Site Area Excluded From TSA:	77,036 SF +/-	Total Excluded Area:	7,704 SF +/-
Square Feet of Proposed R.O.W.s:	0 SF +/-	Square Feet of Existing Water Bodies and Stormwater Ponds:	0 SF +/-
Square Feet of Existing Utility Easements:	0 SF +/-	Total Excluded Area:	0 SF +/-
Minimum Tree Save Area Required:	7,704 SF +/-	Minimum TSA:	7,704 SF +/-
Total Required Tree Save Area (in square feet):	7,704 SF +/-	Total Required Tree Save Area:	7,704 SF +/-
Individual Trees Method Used:	Yes X No	Tree Stand Method Used:	Yes X No
Number of Trees 6-9" DBH: 0 X 500 SF = 0 SF		List the Area of Each Tree Stand Being Saved:	
Number of Trees 10-12" DBH: 0 X 750 SF = 0 SF		Area: 0 SF +/-	
Number of Trees 12-20" DBH: 0 X 1,500 SF = 0 SF		Number of Trees Used for TSA Credit:	
Number of Trees 24" DBH: 0 X 2,250 SF = 0 SF		List the Area of Each Tree Stand Being Saved:	
Number of Trees Larger Than 36" DBH: 0 X 4,000 SF = 0 SF		Area: 0 SF +/-	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-
Total Required TSA (in square feet):	7,704	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-
Total TSA Provided (in square feet):	0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0 SF +/-

**McDONALD'S - UNION CROSS ROAD**  
 PREVIOUS DOCKET: W-3116

**PETITIONERS:**  
 Quality Oil Co., LLC  
 1540 Silas Creek Parkway  
 Winston-Salem, NC 27127-3705  
 P: (336) 721-9536  
 E: ddinsbeer@qonc.com

**OWNERS:**  
 PIN# 6874-29-4415 Block 5632 Lot 101B  
 Quality Oil Co., LLC  
 1540 Silas Creek Parkway  
 Winston-Salem, NC 27127-3705  
 P: (336) 721-9536  
 E: ddinsbeer@qonc.com

**PREPARED BY:**  
 stimmel  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
 601 N. TRADE STREET, SUITE 200  
 WINSTON-SALEM, NC 27101  
 WWW.STIMMELPA.COM



PROJECT:  
 McDONALD'S - UNION CROSS ROAD  
 WINSTON-SALEM, NC  
 PREVIOUS DOCKET: W-3116

**McDONALD'S - UNION CROSS ROAD**  
 WINSTON-SALEM, NC  
 PREVIOUS DOCKET: W-3116

**CLIENT:**  
 Scott Thompson  
 McDonalds USA, LLC  
 4601 Six Forks Rd, Suite 200  
 Raleigh, NC 27609  
 (919) 326-4246  
 scott.thompson@us.mcd.com

**DRAWN:** JL/JKB/BR  
**DATE:** 04/11/16  
**REVISIONS:**  
**PER CITY COMMENTS:** 05/05/16

**JOB NO:** 16-052  
**SHEET TITLE:**

**SITE PLAN AMENDMENT**

**SCALE:** 1"=30'  
**SHEET NO.:**

**SPA-1**

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