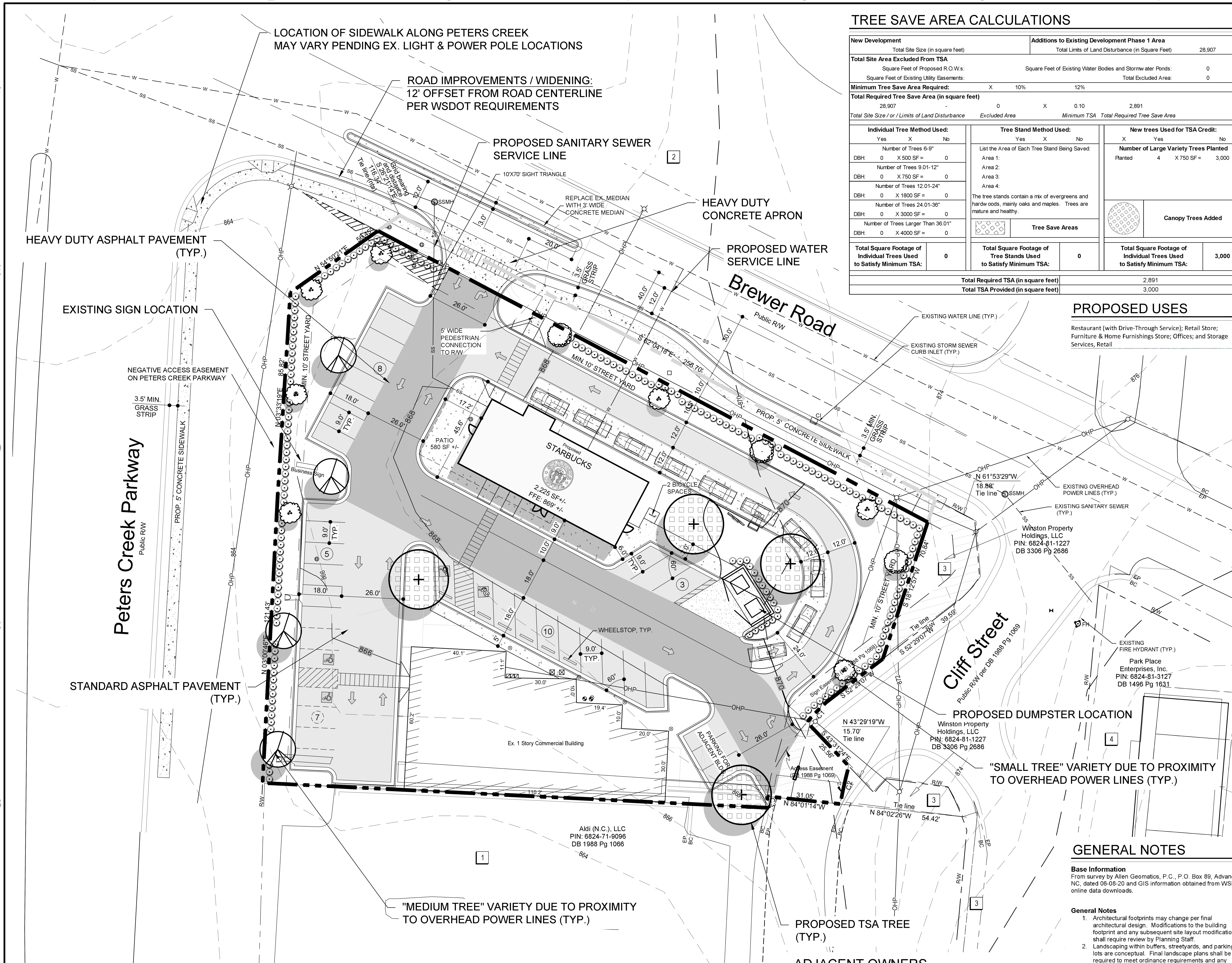


TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)		Total Limits of Land Disturbance (in Square Feet)	28,907
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:		Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:		Total Excluded Area:	0
Minimum Tree Save Area Required:	X 10%	12%	

Total Required Tree Save Area (in square feet)

Total Site Size / or / Limits of Land Disturbance		Excluded Area		Minimum TSA	Total Required Tree Save Area
28,907	-	0	X	0.10	2,891

Individual Tree Method Used:			
Yes	X	No	
Number of Trees 6-9"			
DBH:	0	X 500 SF =	0
Number of Trees 9.01-12"			
DBH:	0	X 750 SF =	0
Number of Trees 12.01-24"			
DBH:	0	X 1800 SF =	0
Number of Trees 24.01-36"			
DBH:	0	X 3000 SF =	0
Number of Trees Larger Than 36.01"			
DBH:	0	X 4000 SF =	0
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			**0**

Tree Stand Method Used:	
Yes X No	
List the Area of Each Tree Stand Being Saved:	
Area 1:	
Area 2:	
Area 3:	
Area 4:	
The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
Tree Save Areas	
Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	**0**

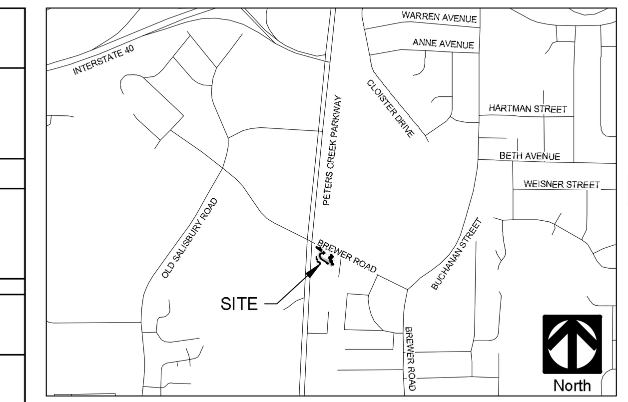
New trees Used for TSA Credit:			
X Yes No			
Number of Large Variety Trees Planted			
Planted	4	X 750 SF =	3,000
Canopy Trees Added			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			**3,000**

Total Required TSA (in square feet)	2,891
Total TSA Provided (in square feet)	3,000

PROPOSED USES

Restaurant (with Drive-Through Service); Retail Store; Furniture & Home Furnishings Store; Offices; and Storage Services, Retail

VICINITY MAP



SITE DATA

Jurisdiction
City Of Winston-Salem, NC

Purpose Statement
The proposed rezoning is to allow a revised site plan to accommodate the proposed Restaurant with Drive-Through Use.

Zoning

Existing Zoning:	HB-S
Proposed Zoning:	HB-S

Site Acreage

Existing Parcel Acreage:	1.16 Acres +/-
Prop. ROW Dedication:	0.06 Acres +/-
Total Site Acreage:	1.10 Acres +/-

Watershed Data
This site is not located within a water supply watershed district.

Site Coverage

Maximum Impervious Area Permitted:		85.00 %
Proposed Impervious		
Building to Land:	0.18 Acres +/-	16.06 %
Pavement to Land:	0.65 Acres +/-	59.17 %
Open Space:	0.27 Acres +/-	24.77 %
Parcel Total:	1.10 Acres +/-	100.00 %
Existing Impervious:	0.86 Acres +/-	77.59 %
Total Impervious:	0.83 Acres +/-	75.23 %

Infrastructure

Water	Public	
Sewer	Public	
Road	N/A	LF +/-

Building Data

Max. Building Height:	60'
Existing Office:	2,400 SF +/-
Existing Storage:	2,900 SF +/-
Proposed Restaurant:	2,225 SF +/-
Total Building Size:	7,525 SF +/-

Parking Calculations

Vehicular Parking

Existing Office	
Parking Required: *(@ 1sp/300 sf)*	8.00 Spaces
Existing Storage	
Parking Required: *(@ 1 sp / 2 + 1 for every additional 125 storage units in excess of 500 units)*	2.00 Spaces
Proposed Restaurant (With Drive-Thru)	
Parking Required: *(@ 1 sp / 100 sf)*	22.25 Spaces
Proposed Outdoor Seating	
Parking Required: *(580 sf @ 1 sp / 400 sf)*	1.45 Spaces
Parking Required:	33.70 Spaces
Parking Required with 5% WSTA Reduction:	32.02 Spaces
or	32 Spaces
Total Parking Provided:	36 Spaces +/-
Total Stacking Provided:	5 Spaces +/-

Bicycle Parking

Restaurant (With Drive-Thru)	
Bicycle Parking Required:	2 Spaces
Bicycle Parking Provided:	2 Space +/-

Loading Spaces

Restaurant (With Drive-Thru)	
Loading Spaces Required:	0 Spaces
Loading Spaces Provided:	0 Space +/-

Building Setbacks

Front:	N/A
Rear:	N/A
Side:	N/A
Street:	N/A
Other:	N/A

Bufferyards

Type Required:	N/A
Type Provided:	N/A

Streetyards

Type Required:	Min 10' Streetyard
Type Provided:	Min 10' Streetyard

GENERAL NOTES

Base Information
From survey by Allen Geomatics, P.C., P.O. Box 89, Advance, NC, dated 06-08-20 and GIS information obtained from WSFC online data downloads.

General Notes
1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
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.

ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6824-71-9096	2159-0070	Aldi (NC) LLC	P.O. Box 460049 Dept 501 Houston TX, 77056	HB-S
2	6824-82-3023	0886-0489	Winston-Salem / Forsyth County Board Of Education	P.O. Box 2513 Winston-Salem, NC 27102	IP
3	6824-81-1227	3306-2686	Winston Property Holdings LLC	4 Oak Branch Dr, STE C Greensboro, NC 27407	HB-S
4	6824-81-3127	1496-1631	Park Place	123 Missing Address	RM-18

stimmel
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
frontdesk@stimmelpa.com
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

0 20 40 60
North
SCALE: 1" = 20'

NDC - STARBUCKS

OWNERS / PETITIONERS:
PIN #: 6824-71-9387.000,
DEED BK-PG: 3054-2264
Owners: NDC Management
991 Riverbend Drive
Bermuda Run, NC 27006
P: (336) 671-4985
E: ncornatzer@gmail.com

*WSFC Geodata shows James W Strader Revocable Trust as the current owner, however our client (shown as owner above) closed on the property as of 01/12/2021.

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

SEALS:
PRELIMINARY DRAWING
STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA
NORTH CAROLINA LANDSCAPE ARCHITECT 2171 LUKE A DICKEY
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

NDC - STARBUCKS,
Winston-Salem, NC
(Previous Docket # W-2426)

PLANS FOR:
- ☐ PRE-SUBMITTAL
- ☒ SUBMITTAL
- ☐ REVISED SUBMITTAL

CLIENT:
Mr. Neil Cornatzer
NDC Management
991 Riverbend Drive
Bermuda Run, NC 27006
336-671-4985
ncornatzer@gmail.com

DATE	DESCRIPTION
02/25/2021	Revised Per City Comments
02/02/2021	Submittal
01/25/2021	Preliminary Submittal

PROJECT NO: 20-237
DRAWN BY: WGH
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SHEET TITLE:
REZONING PLAN

RZ - 1

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