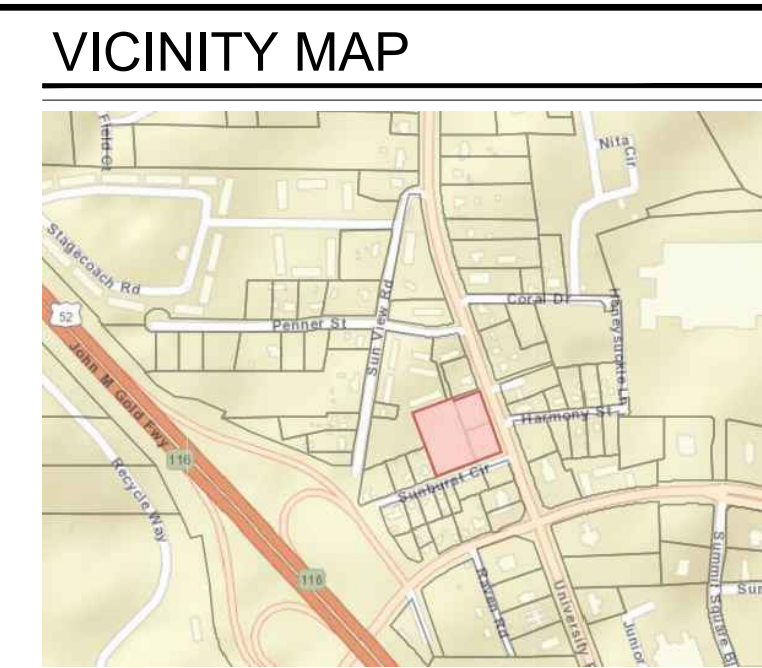


TREE SAVE CALCULATIONS

| New Development | | Additions to Existing Development Phase 1 Area | |
|---|---------------|--|-------------------------------|
| Total Site Size (in square feet) | 98,904 | Total Limits of Land Disturbance (in Square Feet) | |
| Total Site Area Excluded From TSA | | Square Feet of Existing Water Bodies and Stormwater Ponds | 0 |
| Square Feet of Proposed R.O.W.s: | 0 | Square Feet of Existing Utility Elements: | 0 |
| Square Feet of Existing Utility Elements: | 0 | Total Excluded Area: | 0 |
| Minimum Tree Save Area Required: | X 10% = 12% | | |
| Total Required Tree Save Area (in square feet) | 98,904 | | 9,890 |
| Total Site Size / or / Limits of Land Disturbance | Excluded Area | Minimum TSA | Total Required Tree Save Area |
| 98,904 | 0 | X 0.10 | 9,890 |

| Individual Tree Method Used: | | Tree Stand Method Used: | | New Trees Used for TSA Credit: | |
|---------------------------------|---|--|---------|--|--------|
| Yes | X | Yes | X | Yes | X |
| Number of Trees 6-8" | 0 | List the Area of Each Tree Stand Being Saved: | Area 1: | Number of Large Variety Trees Planted: | 14 |
| DBH: 0 X 500 SF = | 0 | Area 2: | Area 3: | Number of Small Variety Trees Planted: | 10,500 |
| Number of Trees 9-12" | 0 | Area 4: | | | |
| DBH: 0 X 750 SF = | 0 | The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy. | | | |
| Number of Trees 12-24" | 0 | | | | |
| DBH: 0 X 1800 SF = | 0 | | | | |
| Number of Trees 24-36" | 0 | | | | |
| DBH: 0 X 3000 SF = | 0 | | | | |
| Number of Trees Larger Than 36" | 0 | | | | |
| DBH: 0 X 4000 SF = | 0 | | | | |

| Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: | 0 | Total Square Footage of Tree Stands Used to Satisfy Minimum TSA: | 0 | Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: | 10,500 |
|---|-------|--|--------|---|--------|
| Total Required TSA (in square feet) | 9,890 | Total TSA Provided (in square feet) | 10,500 | | |



SITE DATA

Jurisdiction: City of Winston-Salem, NC
Purpose Statement: To Rezone the subject property to HB-S which allows the uses proposed on the site plan.
Zoning: Existing Zoning: RS9 & LB-S
Proposed Zoning: HB-S
Site Acreage: 2.27 Acres +/-
Right-Of-Way Dedication: -0.02 Acres +/-
Total Site Acreage: 2.25 Acres +/-

Watershed Data: Site is not located within a water supply watershed district.
Site Coverage:
Maximum Impervious Area Permitted: 85.00 %
Building to Land: 0.22 Acres +/- 9.78 %
Pavement to Land: 1.43 Acres +/- 63.56 %
Open Space: 0.60 Acres +/- 26.67 %
Parcel Total: 2.25 Acres +/- 100.00 %

Total Impervious: 1.65 Acres +/- 73.33 %

Infrastructure:
Water: N/A
Sewer: N/A
Road: N/A

Building Data:
Max. Building Height: 60'
Proposed Retail/Restaurant Bldg: 5,500 SF +/-
Proposed Car Wash Bldg: 4,225 SF +/-
Total Building Size: 9,725 SF +/-

Parking Calculations:
Vehicle Parking - Retail: (Retail Store @ 1sp / 300 GFA)
Parking Required: 6 Spaces
Parking Provided: 10 Spaces +/-
(Restaurant with Drive Through @ 1 sp / 100 GFA)
Parking Required: 38 Spaces
Parking Provided: 41 Spaces +/-

Bicycle Parking:
Bicycle Parking Required: 4 Spaces
Bicycle Parking Provided: 4 Space +/-

Vehicle Parking - Carwash:
(Car Wash, Full Service, 3 sp / vehicle in wash bay @ 5 vehicles & 1 sp / employee on largest shift @ 4 employees)
Parking Required: 19 Spaces
Parking Provided: 24 Spaces +/-

Total Parking Required: 63 Spaces
Total Parking Provided: 75 Spaces +/-

Car Wash Use Requirements:
5 Vehicles Max. Allowed in Wash Bay
Total Stacking Required (@5 per maximum vehicles in wash bay): 25 Spaces
Total Stacking Provided: 25 Spaces +/-
Total Dry Down Required (@ 3 per maximum vehicle in wash bay): 15 Spaces
Total Dry Down Provided: 17 Spaces +/-

Loading Spaces: Loading Spaces Required: N/A Spaces
Building Setbacks:
Front: N/A
Rear: N/A
Side: N/A
Street: N/A
Other: 40' From Adjacent Residential

Bufferyards:
Type Required: 15' Type II & 20' Type III
Type Provided: 15' Type II & 20' Type III

Streetyards:
Type Required: 10' Typical Streetyard
Type Provided: 10' Streetyard with Small Variety Trees Since Overhead Utility Lines are within 25' of Plantings

NOTES

Boundary & Topographic Information...
From RLS survey dated 04/21/2021.

General Notes:

- 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.
- 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.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.

PROPOSED USES

Arts and Crafts Studio; Banking and Financial Services; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood, Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library; Public; Micro-Brewery or Micro-Distillery; Offices; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Testing and Research Lab; Veterinary Services

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:

SIMPSON CRE-UNIVERSITY
WINSTON-SALEM, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
Lauten Crow
Simpson Commercial Real Estate
110 Kenilworth Ave., Ste 220
Charlotte, NC 28204
(336) 543-0849
projects@simpsoncre.com

| DATE | DESCRIPTION |
|------------|--------------------------------|
| 08/26/2021 | REVISED REZONING SUBMITTAL |
| 07/29/2021 | REVISED REZONING SUBMITTAL |
| 07/06/2021 | REZONING SUBMITTAL |
| 06/28/2021 | PRELIMINARY REZONING SUBMITTAL |

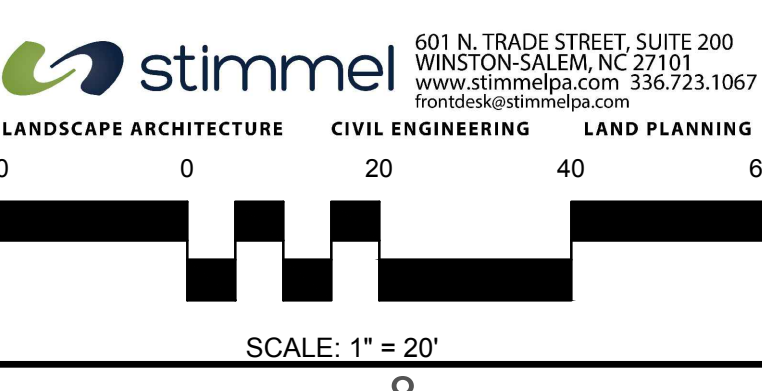
PROJECT NO: 21-049
DRAWN BY: WGH
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SHEET TITLE:
REZONING PLAN

RZ-1

SIMPSON CRE-UNIVERSITY
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(336) 543-0849
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6829-20-9605.000
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