



TREE SAVE CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	83,635	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:	1,307	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	1,307
Minimum Tree Save Area Required:	X 10%	12%	
Total Required Tree Save Area (in square feet)			
83,635	1,307	X 0.10	8,233
Total Site Size / or / Limits of Land Disturbance			
Excluded Area	Minimum TSA	Total Required Tree Save Area	
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		0	
Tree Stand Method Used:			
Yes	X	No	
List the Area of Each Tree Stand Being Saved:			
Area 1:	8,233		
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.			
New trees Used for TSA Credit:			
Yes	X	No	
Number of Large Variety Trees Planted			
Planted		X 750 SF = 0	
Canopy Trees Added			
0		0	
Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:			
0		8,233	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			
0		0	
Total Required TSA (in square feet)		8,233	
Total TSA Provided (in square feet)		8,233	

VICINITY MAP

SITE DATA

Jurisdiction: City of Winston-Salem

Proposed Zoning: LB-S

Purpose Statement: To rezone the subject property to a district which allows the Motor Vehicle Repair and Maintenance Use in GMA-3.

Zoning: Existing Zoning: LB-L & RS9; Proposed Zoning: HB-S

Site Acreage: Total Parcel Acreage: 1.92 Acres +/-; Right-Of-Way Dedication: 0.03 Acres +/-; Total Site Acreage: 1.89 Acres +/-

Watershed Data: Site is not located within a water supply watershed district

Site Coverage: Maximum Impervious Area Permitted: 85.00%; Building to Land: 0.09 Acres +/- (4.76%); Pavement to Land: 0.54 Acres +/- (28.57%); Open Space: 1.26 Acres +/- (66.67%); Parcel Total: 1.89 Acres +/- (100.00%)

Existing Impervious (To be Removed): 0.18 Acres +/- (9.52%); **Total New Impervious:** 0.63 Acres +/- (33.33%)

Infrastructure: Water: Private; Sewer: Private; Road: 0 LF +/-

Building Data: Max. Building Height: 60'; Total Building Size: 4,083 SF +/- or 7 Service Bays

Parking Calculations: Vehicular Parking (Motor Vehicle Repair and Maintenance): Parking Required: 21 Spaces (@ 3 sp. / Vehicle Bay); Parking Provided: 24 Spaces +/-

Bicycle Parking: (Motor Vehicle Repair and Maintenance): Bicycle Parking Required: Exempt

Loading Spaces: (Use) 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: 40' from Adjacent Residential

Bufferyards: Type Required: 20' Type III; Type Provided: 20' Type III & 20' Type III (Substituting small-medium variety trees for large variety trees where overhead utilities are present)

Streetyards: Type Required: 10' Minimum; Type Provided: 10' Minimum

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

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SEALS:

PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

EXPRESS TIRE

WINSTON-SALEM, NC

PLANS FOR:

PRELIMINARY SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
GARY HOWORKA
EXPRESS OIL & TIRE
 125 W. HANES MILL ROAD
 WINSTON-SALEM, NC
 P: 336-377-2690
 E: ghoworka@expressoil.com

DATE	DESCRIPTION
09/30/2021	Rev. Zoning Submittal
09/07/2021	Zoning Submittal
08/30/2021	Prelim Zoning Submittal

PROJECT NO: 21-052
 DRAWN BY: WGH
 © STIMMEL ASSOCIATES, P.A.
 SHEET TITLE:

REZONING PLAN

G-801

PROPOSED USES

Animal Shelter, Public, Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In, Church or Religious Institution, Community, Church or Religious Institution, Neighborhood Club or Lodge; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motorcycle Dealer; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store; Retail; Offices, Park and Shuttle Lot; Parking, Commercial, Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional, Services, A, Utilities; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private; School, Public; Access Easement, Private Off-Site

NOTES

Boundary Information...
 From RLS Surveying & Consulting Alta Survey dated 05/20/2021

Topographic Information...
 From Current Winston-Salem, Forsyth County Online GIS data.

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

EXPRESS TIRE

OWNERS/PETITIONERS:

PIN# 6829-22-8156.000 DEED BK-PG: 2798-2388 William F Chaik and Wife Rosemary Nina Chaik 126 Pique Road Crescent City, FL 32112 P: 386-507-3536 E: jchaik222@gmail.com

PIN# 6829-22-9032.000 DEED BK-PG: N/A Sulphin, Mary Elizabeth W 175 Woodstone Dr Stoneville, NC 27048 P: 336-613-1948 E: bsulphin@triad.rr.com

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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

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North SCALE: 1" = 30'

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