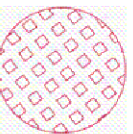


WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development				Additions to Existing Development Phase 1 Area			
Total Site Size (in square feet)		203,894		Total Limits of Land Disturbance (in Square Feet)			
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)							
203,894		0		X		0.10	
203,894		0		20,369			
Total Site Size / or / Limits of Land Disturbance				Excluded Area		Minimum TSA	
Total Required Tree Save Area							
Individual Tree Method Used:				Tree Stand Method Used:			
X		Yes		No		X	
Yes		No		No		Yes	
No		No		No		No	
Number of Trees 6-8"				List the Area of Each Tree Stand Being Saved:			
DBH		0		X 500 SF =		0	
Number of Trees 9.01-12"				Area 1:			
DBH		0		X 750 SF =		0	
Number of Trees 12.01-24"				Area 2:			
DBH		0		X 1800 SF =		0	
Number of Trees 24.01-36"				Area 3:			
DBH		0		X 3000 SF =		0	
Number of Trees Larger Than 36.01"				Area 4:			
DBH		2		X 4000 SF =		8,000	
				The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.			
							
				Tree Save Areas			
							
				Canopy/Trees Added			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:				Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			
8,000				5,639		6,750	
Total Required TSA (in square feet)				20,369			
Total TSA Provided (in square feet)				20,369			

BOUNDARY DATA

SEGMENT	BEARING	DISTANCE
L1	N44° 30' 54"W	24.75'
L2	N46° 47' 03"W	10.18'
L3	N47° 16' 36"W	10.18'
L4	N47° 46' 46"W	10.18'
L5	N48° 16' 27"W	10.18'
L6	N48° 46' 31"W	10.18'
L7	N49° 16' 31"W	10.18'
L8	N49° 46' 54"W	10.18'
L9	N50° 16' 56"W	2.79'
L10	N50° 16' 10"W	7.40'
L11	N50° 46' 06"W	10.18'
L12	N51° 16' 09"W	10.18'
L13	N51° 46' 15"W	10.18'
L14	N52° 15' 50"W	10.18'
L15	N52° 45' 53"W	10.18'
L16	N53° 16' 02"W	10.18'
L17	N53° 45' 33"W	10.18'
L18	N54° 16' 02"W	10.18'
L19	N54° 44' 58"W	0.60'
L20	N54° 46' 46"W	9.95'
L21	N55° 15' 37"W	10.18'
L22	N55° 45' 26"W	10.18'
L23	N56° 15' 26"W	10.18'
L24	N56° 45' 35"W	10.18'
L25	N57° 15' 18"W	10.18'
L26	N57° 45' 23"W	10.18'
L27	N58° 15' 11"W	10.18'
L28	N58° 44' 46"W	10.18'
L29	N59° 15' 08"W	10.18'
L30	N59° 44' 32"W	10.18'
L31	N60° 15' 28"W	10.18'
L32	N60° 44' 51"W	10.18'
L33	N61° 14' 39"W	10.18'
L34	N61° 44' 56"W	10.18'
L35	N62° 14' 17"W	10.18'
L36	N62° 44' 34"W	10.18'
L37	N63° 14' 45"W	10.18'
L38	N63° 44' 14"W	10.18'
L39	N64° 14' 28"W	10.18'
L40	N64° 44' 09"W	10.18'
L41	N65° 21' 12"W	29.76'
L42	S60° 33' 09"W	10.21'
L43	S45° 53' 18"W	6.97'
L44	S45° 55' 14"W	1.85'
L45	S45° 55' 57"W	1.35'
L46	S31° 13' 31"W	9.49'
L47	S31° 14' 05"W	5.81'
L48	S31° 12' 09"W	0.97'
L49	S32° 32' 33"W	1.64'
L50	S16° 34' 15"W	8.01'
L51	S16° 35' 59"W	0.56'
L52	S11° 54' 57"W	0.65'
L53	S11° 54' 03"W	9.41'
L54	S2° 18' 59"W	0.15'
L55	S12° 37' 42"E	0.12'
L56	S12° 46' 02"E	10.09'
L57	S27° 25' 26"E	10.21'
L58	S42° 05' 24"E	10.21'
L59	S56° 41' 22"E	10.13'
L60	S82° 55' 51"E	17.98'
L61	S82° 23' 50"E	17.99'
L62	S81° 51' 35"E	17.99'
L63	S81° 19' 43"E	17.99'
L64	S80° 47' 25"E	17.99'
L65	S80° 15' 16"E	17.99'
L66	S79° 43' 15"E	17.99'
L67	S79° 11' 08"E	17.99'
L68	S78° 38' 52"E	17.99'
L69	S78° 06' 59"E	17.99'
L70	S77° 34' 47"E	17.99'
L71	S77° 02' 37"E	17.99'
L72	S76° 30' 29"E	17.99'
L73	S75° 58' 12"E	5.04'
L74	S75° 58' 12"E	12.95'
L75	S75° 26' 35"E	17.99'
L76	S74° 54' 14"E	17.99'
L77	S74° 22' 05"E	17.99'
L78	S74° 02' 20"E	3.62'
L79	S73° 40' 45"E	14.37'
L80	S73° 17' 49"E	17.99'
L81	S72° 45' 49"E	17.99'
L82	S72° 13' 42"E	17.99'
L83	S71° 41' 25"E	17.99'
L84	S70° 47' 12"E	16.24'

PIN# 6817-86-5971
THE SHERWOOD CO
1598 WESTBROOK DR.
STE 200
WINSTON SALEM, NC
27103
ZONING: RM18
USE: VACANT

PIN# 6817-86-4647
THE SHERWOOD CO
1598 WESTBROOK DR.
STE 200
WINSTON SALEM, NC
27103
ZONING: RM18-S
USE: VACANT

PIN# 6817-86-3410
LIVING WORD
FELLOWSHIP INC.
2060 BETHABARA RD.
WINSTON-SALEM, NC
27106
ZONING: RS9
USE: INSTITUTION - CHURCH

PIN# 6817-86-6068
DAVID R SPEAR,
BARABRA J SPEAR
1425 DEERFOOT RD.
DELAND, FL 32720
ZONING: RS9
USE: VACANT

PIN# 6817-86-8066
DAVID R SPEAR,
BARABRA J SPEAR
1425 DEERFOOT RD.
DELAND, FL 32720
ZONING: RS9
USE: VACANT

PIN# 6817-97-0305
THE RESIDENCES AT
INDIANA AVENUE, LLC
5614 RIVERDALE DR.
JAMESTOWN, NC 27282
ZONING: RM18-S
USE: VACANT

RM18-S

NORFOLK SOUTHERN RAILROAD

RM18-S

HICKORY KNOLL DRIVE PVT

MONARCAS CREEK

BETHABARA ROAD - ROW VARIES (PUBLIC)

OLDTOWN ROAD - 60' ROW (PUBLIC)

RS9

SITE DATA

Jurisdiction
Winston-Salem, North Carolina

Purpose Statement
The purpose of this request is for both parcels to be rezoned from RM18 to RM-U-S to allow for Multi-family Residential.

Zoning
Existing Zoning: RM18
Proposed Zoning: RM-U-S

Site Acreage
Site Acreage: 7.36 Acres +/-
(Calculated from GIS parcel data)

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

Growth Management Area
The site is located within GMA 3.

Site Coverage
Maximum Impervious Area Permitted: 85%

Proposed Building to Land:	1.00 Acres +/-	13.57%
Pavement to Land:	1.51 Acres +/-	20.46%
Open Space:	4.86 Acres +/-	65.97%
Parcels Total:	7.36 Acres +/-	100.00%

Existing Impervious: 1.40 Acres +/-
Total Impervious: 3.90 Acres +/- 53% (entire site)

Infrastructure
Water: Public
Sewer: Public
Roads: N/A

Building Data
Maximum Building Height: Unlimited

Existing Building Square Footage: 45,342 SF ± total
(9,408 - 9,408 - 11,460 - 5,022 - 5,022 - 5,022 SF ±)
(Buildings with Porch Area)

Proposed Building Square Footage: 119,169 SF ± total
(30,639 - 44,265 - 44,265 SF ±)

Proposed Leasing Office: 2,590 SF±

Existing Units:	48	Units
1 Bedroom	24	Units
2 Bedroom	24	Units

Proposed Units:	96	Units
1 Bedroom	60	Units
2 Bedroom	36	Units
Overall Total Units:	144	Units
Overall Density:	19.6	Units/AC.

Building Summary

Building 1	1 Bedroom	12	Units
	2 Bedroom	12	Units
Building 2	1 Bedroom	24	Units
	2 Bedroom	12	Units
Building 3	1 Bedroom	24	Units
	2 Bedroom	12	Units
Total	1 Bedroom	60	Units
	2 Bedroom	36	Units

Parking Calculation
Required Parking 153 Spaces (Proposed Units)
(1 Bedroom 60 spaces @ 1.5 spaces per unit = 90 spaces)
(2 Bedroom 36 spaces @ 1.75 spaces per unit = 63 spaces)

Required Parking Existing Units:	78	Spaces
Total Required Parking Spaces:	231	Spaces
Total Provided Parking Spaces:	231	Spaces
Existing Parking:	71	Spaces
Proposed Parking:	160	Spaces

Bike Parking
Required Bike Parking: 12 Spaces
(96 x 0.125 = 12 Spaces)
Provided Bike Parking: 12 Spaces (6 Bike Racks)

Building Setbacks
Front: 10'
Rear: 10'
Side: 10'
Street: 10'

Bufferyards
Type Required: NA

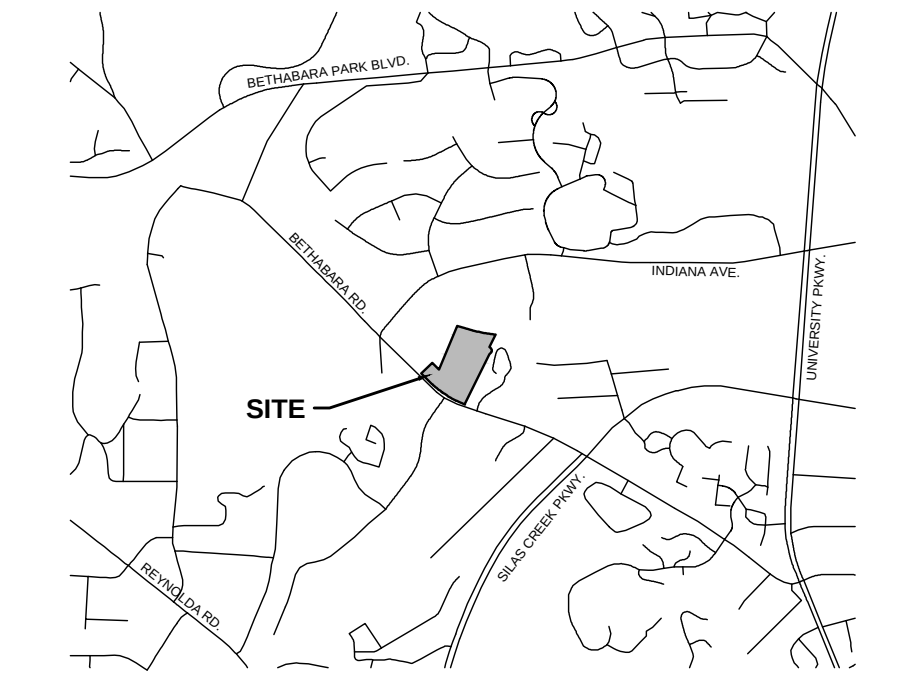
Streetyards
Type Required: NA

Motor Vehicle Surface Area (MVSA) Calculations
-75' from parking space to tree trunk.

Proposed MVSA area:	*54,434 SF
Required Trees:	11 Trees
(54,434 x 5000 = 10.88)	
Provided Trees:	20 Trees

*Based on area for proposed new building and parking.

VICINITY MAP



SITE DATA

Common Recreation Area
Required Common Recreation Area: 9,600 SF
(96 units x 100 = 9,600 SF)
Provided Common Recreation Area: 9,600 SF

Common Rec. Landscaping (R): 4 Trees
(9,600 sf / 2,500 sf = 3.8 Trees)

PROPOSED USES

Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development, Swimming Pool, Private

NOTES

Boundary Information
Boundary data per Forsyth County digital GIS data.

Topographic Information
Topography per Forsyth County digital 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 storm drainage and utility layouts are schematic. Final layout may change per final engineered documents.
4. Mail CBU Units to be integrated in the Leasing Office.

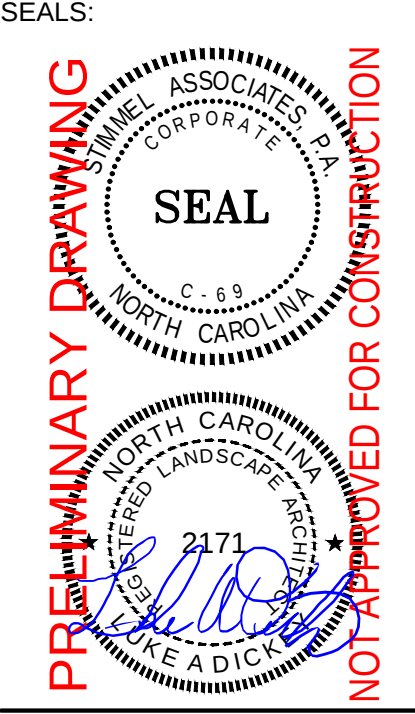
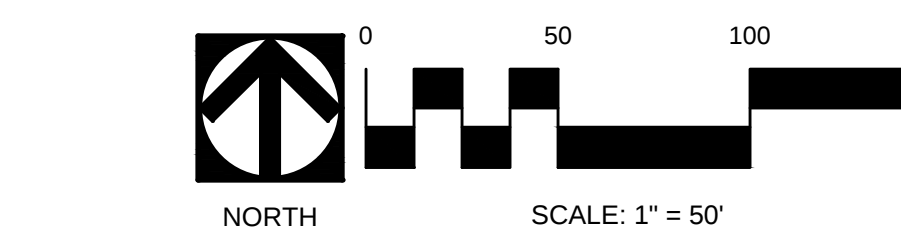
Bethabara Village Apartments

OWNERS/PETITIONERS:

PIN#: 6817-86-7614
Deed Bk-Pg: 3666 - 4373
Zoning: RM18
Owner: Wilson Legacy LLC
Attn: Ken Schwenke
345 Witt St.
Winston Salem, NC 27103
E: k.schwenke@WilsonLegacyLLC.com
C: 610.246.9831

PIN#: 6817-86-9631
Deed Bk-Pg: 3452 - 2645
Zoning: RM18
Owner: Longleaf Properties LLC
Attn: Ken Schwenke
345 Witt St.
Winston Salem, NC 27103
E: k.schwenke@WilsonLegacyLLC.com
C: 610.246.9831

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27103
www.stimmelpa.com 336.723.1067
hondadek@stimmelpa.com



PROJECT:

BETHABARA VILLAGE APARTMENTS
WINSTON-SALEM, NORTH CAROLINA

PLANS FOR:

- q PRE-SUBMITTAL
- q SUBMITTAL
- X REVISED SUBMITTAL

CLIENT:
KEN SCHWENKE
WILSON LEGACY LLC
345 WITT STREET
WINSTON SALEM, NC 27103
C: 610.246.9831
E: k.schwenke@WilsonLegacyLLC.com

DATE: 09.02.2025
REVISIONS:
City Comments 09.25.2025

DRAWN: SCT
JOB. NO: 22-045
SHEET TITLE:

REZONING PLAN

SCALE: 1"=50'
SHEET NO.:

RZ-1

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