

TREE SAVE CALCULATIONS

| | | | |
|---|--|--|--|
| New Development | | Additions to Existing Development Phase 1 Area | |
| Total Site Size (in square feet) | | Total Limits of Land Disturbance (in Square Feet) | |
| 208,990 | | 208,990 | |
| Total Site Area Excluded From TSA | | Total Excluded Area | |
| 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: | | Minimum TSA | |
| X 10% 12% | | X 0.10 20,899 | |
| 208,990 | | 20,899 | |
| Total Site Size / or / Limits of Land Disturbance | | Total Required Tree Save Area | |
| 208,990 | | 20,899 | |
| Excluded Area | | Minimum TSA | |
| 0 | | 20,899 | |
| Total Required Tree Save Area | | Total Required Tree Save Area | |
| 208,990 | | 20,899 | |
| Individual Tree Method Used: | | Tree Stand Method Used: | |
| X Yes No | | X Yes No | |
| Number of Trees 6-9" | | List the Area of Each Tree Stand Being Saved: | |
| DBH: 5 X 500 SF = 2,500 | | Area 1: 9600 | |
| Number of Trees 9.01-12" | | Area 2: | |
| DBH: 1 X 750 SF = 750 | | Area 3: | |
| Number of Trees 12.01-24" | | Area 4: | |
| DBH: 2 X 1800 SF = 3,600 | | The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy. | |
| Number of Trees 24.01-36" | | Tree Save Areas | |
| DBH: 0 X 3000 SF = 0 | | X Yes No | |
| Number of Trees Larger Than 36.01" | | Number of Large Variety Trees Planted | |
| DBH: 0 X 4000 SF = 0 | | Planted: 6 X 750 SF = 4,500 | |
| Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: | | Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: | |
| 6,850 | | 9,600 | |
| Total Required TSA (in square feet) | | Total Required TSA (in square feet) | |
| 20,899 | | 20,899 | |
| Total TSA Provided (in square feet) | | Total TSA Provided (in square feet) | |
| 20,950 | | 20,950 | |

Line Table

| Line | Bearing | Length |
|------|-------------|---------|
| L1 | S88°58'06"E | 22.01' |
| L2 | S10°27'02"W | 110.87' |
| L3 | S22°02'29"W | 100.00' |
| L4 | S42°00'36"W | 99.98' |
| L5 | S47°06'10"W | 50.76' |

SITE DATA

Jurisdiction: Winston-Salem, NC
Purpose Statement: For special use rezoning approval to develop the eastern portion of the site and to add child day care uses to the existing approved use list.
Zoning: Existing Zoning: GB-S (Two-Phase); Proposed Zoning: GB-S
Site Acreage: Total Site Acreage: 10.07 Acres +/-
Watershed Data: The site is not located in a water supply watershed district
Site Coverage: Maximum Impervious Area Permitted: N/A %
Existing Impervious Calculations:
 Ex. Building to Land: 0.76 Acres +/- 7.55 %
 Ex. Pavement to Land: 6.46 Acres +/- 64.15 %
 Open Space: 2.85 Acres +/- 28.30 %
 Parcel Total: 10.07 Acres +/- 100.00 %
Total Existing Impervious: 7.22 Acres +/- 71.70 %
Proposed Impervious Calculations:
 Prop. Building to Land: 2.25 Acres +/- 22.34 %
 Prop. Pavement to Land: 4.67 Acres +/- 46.38 %
 Open Space: 3.15 Acres +/- 26.25 %
 Parcel Total: 10.07 Acres +/- 100.00 %
Total Proposed Impervious: 6.92 Acres +/- 68.72 %
Infrastructure:
 Water: Public
 Sewer: Public
 Road: N/A LF +/-
Building Data:
 Max. Building Height: 30,000 SF +/-
 Ex. Office Building: 30,000 SF +/-
 Proposed Building: 13,246 SF +/-
 Medical Office: 24,639 SF +/-
 General Office: 24,529 SF +/-
 Child/Adult Day Care: 62,414 SF +/-
 Proposed Building Total: 92,414 SF +/-
Parking Calculations:
Vehicular Parking:
 (Ex. Office Building @ 1sp/300sf = 100 sp)
 Parking Required: 100 Spaces
 Proposed Office (Medical & General) @ 1/300 sf = 126.28 Sp
 Parking Required: 126 Spaces
 Proposed Child Day Care @ 1 Sp / Employee on Largest Shift (13 Employees=13 Spaces) + 1 Sp / 10 Children (108 Children/10=10.8 Spaces) = 24 Spaces
 Parking Required: 24 Spaces
 Proposed Adult Day Care @ 1 Sp / Employee on Largest Shift (34 Employees) + 1 Sp / 10 Adults Enrolled (100 adults / 10 = 10) = 44 Spaces
 Parking Required: 44 Spaces
 Total Parking Required: 294 Spaces
 Total Parking Provided: 335 Spaces +/-
Ex. ADA Spaces: 8 Spaces
 Proposed ADA Spaces: 12 Spaces +/-
 Provided ADA Spaces: 20 Spaces +/-
 ADA Spaces Required: 8 Spaces
Bicycle Parking:
 Office Bicycle Parking @ 1/20,000 sf = 3.39 sp
 Bicycle Parking Required: 3 Spaces
 Bicycle Parking Provided: 4 Space +/-
Loading Spaces:
 Adult Day Care @ 1 Loading Space per 20 Adult = 5.0 Sp
 Loading Spaces Required: 5 Spaces
 Child Day Care @ 1 Loading Space per 20 Children = 5.4 Sp
 Loading Spaces Required: 5 Spaces
 Total Loading Required: 10 Spaces
 Total Loading Provided: 10 Spaces +/-
Outdoor Space Requirements:
 Child Day Care @ 100 sf / Child = 10,800 sf
 Required Area: 10,800 SF
 Provided Area: 10,889 SF +/-
Building Setbacks:
 Front: N/A
 Rear: N/A
 Side: N/A
 Street: N/A
 Other: 40' Req. Adjacent to Residential
Bufferyards:
 Type Required: 30' Type II Bufferyard
 Type Provided: 30' Type II Bufferyard
Streetyards:
 Type Required: 10' Streetyard
 Type Provided: 10' Streetyard

VICINITY MAP



ADJACENT PROPERTY OWNERS

| Lot # | PIN | Deed Bk-Pg | Property Owner | Property Owner Address | Zoning |
|-------|--------------|------------|--------------------------------|--|--------|
| 1 | 6836-27-0837 | 0905-0277 | Crosby, Lois L. Heirs | 1112 George Black Lane Winston-Salem, NC 27101 | RS9 |
| 2 | 6836-17-5106 | 1919-3758 | Millbrook Homes Inc. | 2585 W Clemmonsville Rd, Suite 102 Winston-Salem, NC 27127 | RS9 |
| 3 | 6836-17-0651 | 2625-2812 | Grace United Community Church | 2920 NW Greenway Avenue Winston-Salem, NC 27105 | RS9 |
| 4 | 6836-17-5106 | 1919-3758 | Millbrook Homes Inc. | 2585 W Clemmonsville Rd, Suite 102 Winston-Salem, NC 27127 | RM18 |
| 5 | 6836-16-2702 | 1009-0714 | Twin City Lodge 3283 Guo Of Of | 100 Alice Street Winston-Salem, NC 27105 | RS9 |
| 6 | 6836-07-9477 | 0000-0000 | Winston Star Twin | 100 Alice Street Winston-Salem, NC 27105 | RS9 |
| 7 | 6836-07-8562 | 0000-0000 | Twin City Lodge 3283 | 100 Alice Street Winston-Salem, NC 27105 | RS9 |
| 8 | 6836-07-7169 | 2048-1223 | City of Winston-Salem | P.O. Box 2511 Winston-Salem, NC 27102 | GB |
| 9 | 6826-97-8156 | 0000-0000 | City of Winston-Salem | P.O. Box 2511 Winston-Salem, NC 27102 | GB |
| 10 | 6836-08-4929 | 2855-3847 | Wake Forest University | P.O. Box 7201 Winston-Salem, NC 27109 | GB |
| 11 | 6836-18-2435 | 0000-0000 | Reynolds R J Inc. | P.O. Box 2959 Winston-Salem, NC 27102 | LI |
| 12 | 6836-18-7143 | 2909-4420 | Wake Forest University | P.O. Box 7201 Winston-Salem, NC 27109 | LI |

NOTES

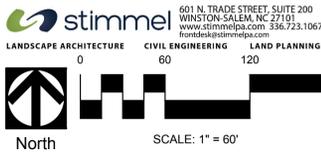
- Boundary Information...**
 From Encompass Surveying & Engineering, P.C. Survey dated 08/23/2021.
- Topographic Information...**
 Compiled from a combination of the Encompass Surveying & Engineering, P.C. Survey dated 08/23/2021, and GIS data.
- General Notes**
1. Architectural footprints may change 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.

PROPOSED USES

Adult Day Care Center; Child Care, Drop-in; Child Day Care Center; Offices; Services A; and Recreation Services, Indoor

SENIOR SERVICES

PETITIONERS / OWNERS:
 PIN #: 6836-17-2768.000
 Deed Bk-Pg: 002261-03299
 Senior Services Inc
 2895 Shorefair Drive
 Winston-Salem, NC 27105
 P: (336) 725-0907
 E: lcovington@seniorservices.org



PROJECT NAME & LOCATION:

Senior Services
 Winston-Salem, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
 Senior Services, Inc
 C/O Paul Meyer
 Workplace Architecture & Design
 500 W/ 5th Street, Suite 800
 Winston-Salem, NC
 E: pmeyer@workplacead.com
 P: (336) 725-7808

| MARK | DATE | DESCRIPTION |
|------|------------|----------------------------|
| RZ-1 | 11/24/2021 | Rezoning Revised Submittal |
| RZ-1 | 11/02/2021 | Rezoning Submittal |
| RZ-1 | 10/25/2021 | Rezoning PreSubmittal |

PROJECT NO: 21-004
 DRAWN BY: WGH
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SHEET TITLE:
Rezoning Submittal Plan
 RZ-1