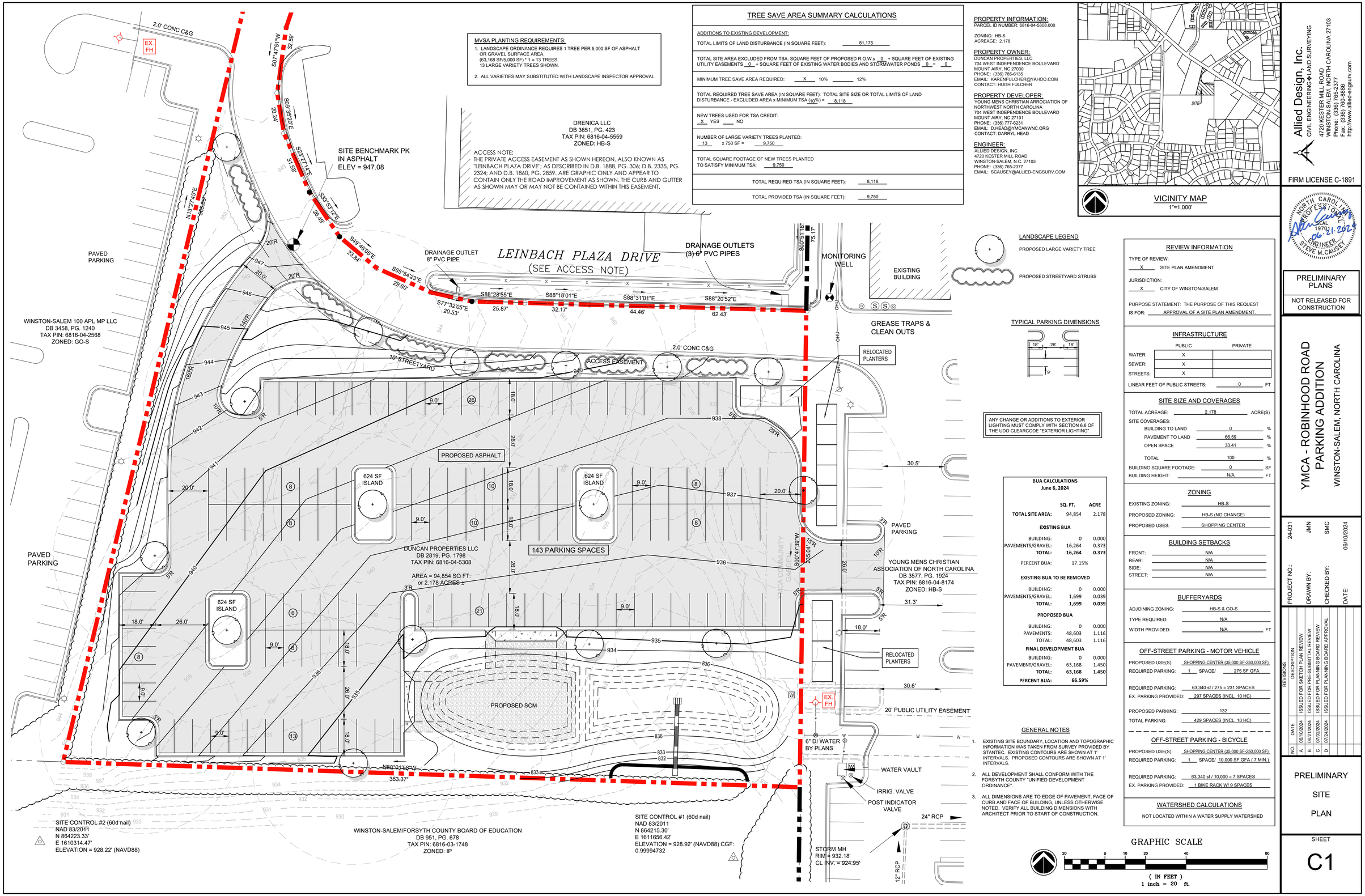

MVSA PLANTING REQUIREMENTS:

1. LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA.
   (63,168 SF/5,000 SF) * 1 = 13 TREES.
   13 LARGE VARIETY TREES SHOWN.
2. ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

TREE SAVE AREA SUMMARY CALCULATIONS

ADDITIONS TO EXISTING DEVELOPMENT:

TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET): 81,175

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0

MINIMUM TREE SAVE AREA REQUIRED: X 10% ___ 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 8,118

NEW TREES USED FOR TSA CREDIT:
X YES ___ NO

NUMBER OF LARGE VARIETY TREES PLANTED:
13 x 750 SF = 9,750

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 9,750

TOTAL REQUIRED TSA (IN SQUARE FEET): 8,118

TOTAL PROVIDED TSA (IN SQUARE FEET): 9,750

PROPERTY INFORMATION:

PARCEL ID NUMBER: 6816-04-5308.000

ZONING: HB-S
ACREAGE: 2.178

PROPERTY OWNER:

DUNCAN PROPERTIES, LLC
704 WEST INDEPENDENCE BOULEVARD
MOUNT AIRY, NC 27030
PHONE: (336) 785-6135
EMAIL: KARENFULCHER@YAHOO.COM
CONTACT: HUGH FULCHER

PROPERTY DEVELOPER:

YOUNG MENS CHRISTIAN ARROCIATION OF NORTHWEST NORTH CAROLINA
704 WEST INDEPENDENCE BOULEVARD
MOUNT AIRY, NC 27101
PHONE: (336) 777-6231
EMAIL: D.HEAD@YMCANWNC.ORG
CONTACT: DARRYL HEAD

ENGINEER:

ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENGSURV.COM

VICINITY MAP
1"=1,000'

LANDSCAPE LEGEND

PROPOSED LARGE VARIETY TREE

PROPOSED STREETYARD STRUBS

TYPICAL PARKING DIMENSIONS

ANY CHANGE OR ADDITIONS TO EXTERIOR LIGHTING MUST COMPLY WITH SECTION 6.6 OF THE UDO CLEARCODE "EXTERIOR LIGHTING".

BUA CALCULATIONS
June 6, 2024

	SQ. FT.	ACRE
TOTAL SITE AREA:	94,854	2.178
EXISTING BUA		
BUILDING:	0	0.000
PAVEMENTS/GRAVEL:	16,264	0.373
TOTAL:	**16,264**	**0.373**
PERCENT BUA:	17.15%	
EXISTING BUA TO BE REMOVED		
BUILDING:	0	0.000
PAVEMENTS/GRAVEL:	1,699	0.039
TOTAL:	**1,699**	**0.039**
PROPOSED BUA		
BUILDING:	0	0.000
PAVEMENTS:	48,603	1.116
TOTAL:	48,603	1.116
FINAL DEVELOPMENT BUA		
BUILDING:	0	0.000
PAVEMENT/GRAVEL:	63,168	1.450
TOTAL:	**63,168**	**1.450**
PERCENT BUA:	**66.59%**	

GENERAL NOTES

1. EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY PROVIDED BY STANTEC. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
2. ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

REVIEW INFORMATION

TYPE OF REVIEW:
X SITE PLAN AMENDMENT

JURISDICTION:
X CITY OF WINSTON-SALEM

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: APPROVAL OF A SITE PLAN AMENDMENT.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 0 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 2.178 ACRE(S)

SITE COVERAGES:
BUILDING TO LAND 0 %
PAVEMENT TO LAND 66.59 %
OPEN SPACE 33.41 %
TOTAL 100 %

BUILDING SQUARE FOOTAGE: 0 SF
BUILDING HEIGHT: N/A FT

ZONING

EXISTING ZONING: HB-S
PROPOSED ZONING: HB-S (NO CHANGE)
PROPOSED USES: SHOPPING CENTER

BUILDING SETBACKS

FRONT: N/A
REAR: N/A
SIDE: N/A
STREET: N/A

BUFFERYARDS

ADJOINING ZONING: HB-S & GO-S
TYPE REQUIRED: N/A
WIDTH PROVIDED: N/A FT

OFF-STREET PARKING - MOTOR VEHICLE

PROPOSED USE(S): SHOPPING CENTER (35,000 SF-250,000 SF)
REQUIRED PARKING: 1 SPACE/ 275 SF GFA

REQUIRED PARKING: 63,340 sf / 275 = 231 SPACES
EX. PARKING PROVIDED: 297 SPACES (INCL. 10 HC)

PROPOSED PARKING: 132
TOTAL PARKING: 429 SPACES (INCL. 10 HC)

OFF-STREET PARKING - BICYCLE

PROPOSED USE(S): SHOPPING CENTER (35,000 SF-250,000 SF)
REQUIRED PARKING: 1 SPACE/ 10,000 SF GFA (7 MIN.)

REQUIRED PARKING: 63,340 sf / 10,000 = 7 SPACES
EX. PARKING PROVIDED: 1 BIKE RACK W/ 9 SPACES

WATERSHED CALCULATIONS

NOT LOCATED WITHIN A WATER SUPPLY WATERSHED

Allied Design, Inc.
CIVIL ENGINEERING ◆ LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
http://www.allied-engsurv.com
FIRM LICENSE C-1891

NORTH CAROLINA PROFESSIONAL SEAL 19701 ENGINEER STEVE M. CAUSEY
06-21-2024

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

YMCA - ROBINHOOD ROAD PARKING ADDITION
WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.:	DRAWN BY:	CHECKED BY:	DATE:
24-031	JMN	SMC	06/10/2024

REVISIONS

NO.	DATE	DESCRIPTION
A.	06/10/2024	ISSUED FOR SKETCH PLAN REVIEW
B.	06/21/2024	ISSUED FOR PRE-SUBMITTAL REVIEW
C.	07/02/2024	ISSUED FOR PLANNING BOARD REVIEW
D.	07/24/2024	ISSUED FOR PLANNING BOARD APPROVAL

PRELIMINARY
SITE
PLAN

SHEET
C1