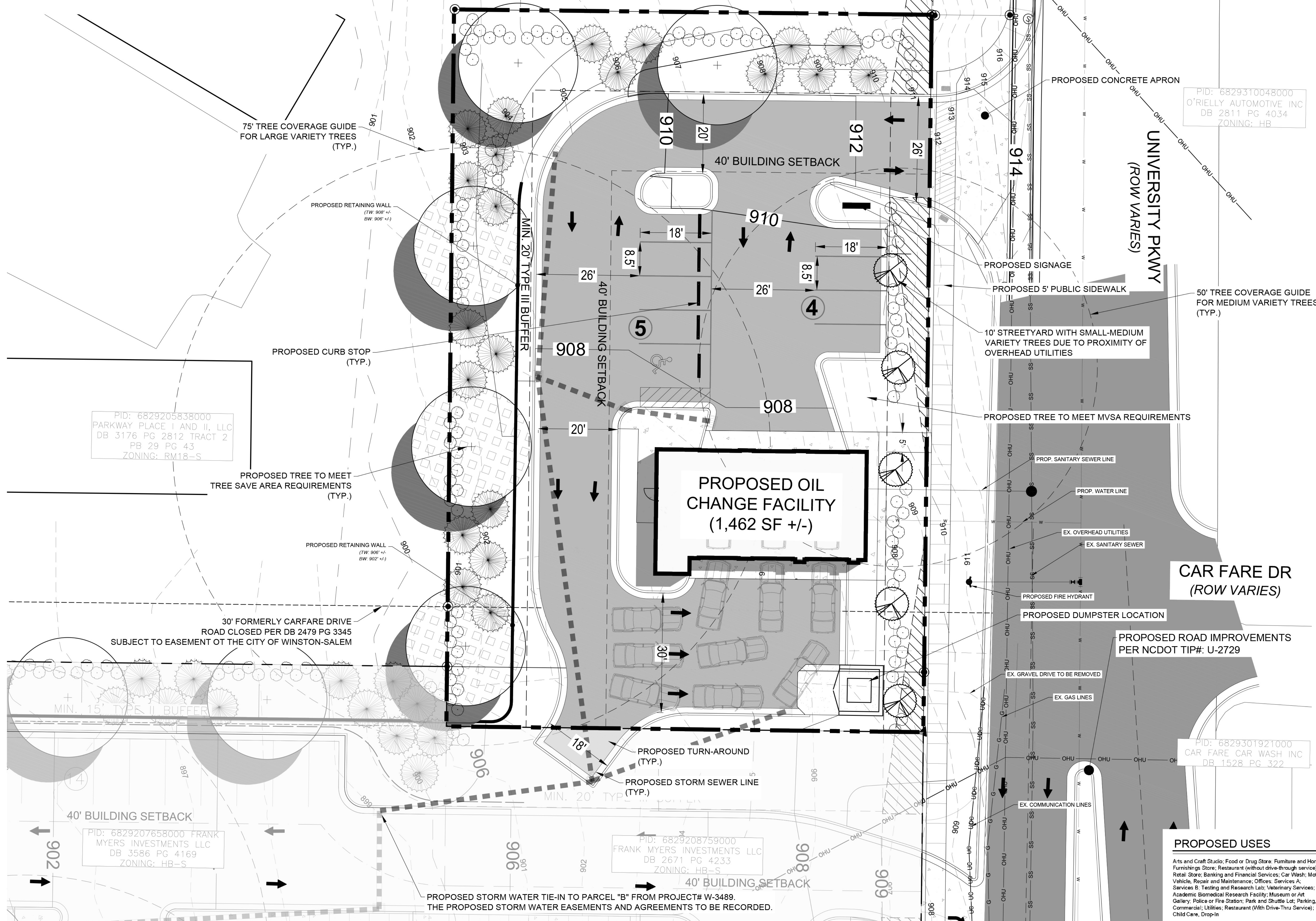


**WINSTON-SAELM TREE SAVE AREA CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	21,549	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>			
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
<b>Minimum Tree Save Area Required:</b>			
	X	10%	12%
Total Required Tree Save Area (in square feet)	2,155		
<b>Total Required Tree Save Area (in square feet)</b>			
Total Site Size / or / Limits of Land Disturbance	Excluded Area	Minimum TSA	Total Required Tree Save Area
21,549	0	0.10	2,155
<b>Individual Tree Method Used:</b>			
Yes	X	No	
Number of Trees 6'-9"	0	X 500 SF =	0
Number of Trees 9'-11"	0	X 750 SF =	0
Number of Trees 12'-14"	0	X 1,000 SF =	0
Number of Trees 14'-16"	0	X 1,500 SF =	0
Number of Trees 16'-18"	0	X 2,000 SF =	0
Number of Trees 18'-24"	0	X 3,000 SF =	0
Number of Trees Larger than 24"	0	X 4,000 SF =	0
<b>Tree Stand Method Used:</b>			
Yes	X	No	
List the Area of Each Tree Stand Being Saved:			
Area 1:		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.			
<b>Tree Save Areas</b>			
Canopy Trees Added			
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>			
0			
<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>			
0			
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>			
2,250			
<b>Total Required TSA (in square feet)</b>			
2,155			
<b>Total TSA Provided (in square feet)</b>			
2,250			



**VICINITY MAP**



**SITE DATA**

**Jurisdiction:** Winston-Salem, NC  
**Purpose Statement:** To obtain rezoning approval from RS9 to HB-S for a proposed Motor Vehicle, Repair and Maintenance development.  
**Zoning:** Existing Zoning: RS9; Proposed Zoning: HB-S  
**Site Acreage:** Total Site Acreage: 0.49 Acres +/-  
**Watershed Data:** Site is not located within a watersupply watershed district.  
**Site Coverage:** Maximum Impervious Area Permitted: 85.00 %; Building to Land: 0.03 Acres +/- 6.12 %; Pavement to Land: 0.26 Acres +/- 52.37 %; Open Space: 0.20 Acres +/- 41.50 %; Parcel Total: 0.49 Acres +/- 100.00 %  
**Ex. Impervious Removed:** 0.13 Acres +/- 25.92 %; Net Impervious Increase: 0.16 Acres +/- 32.58 %  
**Infrastructure:** Water: Public; Sewer: Public; Road: NA  
**Building Data:** Max. Building Height: 50; Prop. Oil Change Building: 1,462 SF +/- (3 Service Bays)  
**Parking Calculations:** Motor Vehicle, Repair and Maintenance (@ 3 service bays): 9 Spaces; Bicycle Parking: 10 Spaces +/-; Loading Spaces: 0 Spaces

**Building Setbacks:** Front: None; Rear: None; Side: None; Street: None; Other: Whenever a lot in a nonresidential district other than the NB or NC District shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.  
**Bufferyards:** Type Required: 20' Type III Bufferyard adjacent to Multifamily Residential Districts; Type Provided: 20' Type III Bufferyard adjacent to Multifamily Residential Districts  
**Streetyards:** Type Required: 10' Streetyard; Type Provided: 10' Streetyard  
**MVSA Calculations:** Proposed MVSA: 11,179 SF +/-; Large Trees Required: 2.24 Trees; Large Trees Provided: Min. 3 Trees +/-

**Notes:**  
**Boundary and Topographic Information:** From Survey Dated 08/03/2022  
**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.

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**Simpson CRE - University PKWY Oil Change**  
**OWNERS/PETITIONERS:**  
 PIN#: 6829-20-7995-000  
 Deed Bl-Pg: 2901-0258  
 Zoning: RS9  
 Owner: Coe Revocable Living Trust, Coe, Betty R Trustee  
 132 Brooks Landing Dr  
 Winston-Salem, NC 27106  
 PIN#: 6829-20-8906-000  
 Deed Bl-Pg: 2789-0017  
 Zoning: RS9  
 Owner: Coe, Steve H, Coe, Betty R  
 834 E Country Club Rd  
 Mount Airy, NC 27030

**PREPARED BY:** stimmel  
 601 N. TRADE STREET, SUITE 200  
 WINSTON-SALEM, NC 27101  
 www.stimmel.com, 336.733.1069  
**LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING**

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 E: frontdesk@stimmel.com  
 www.stimmel.com

**PRELIMINARY DRAWING**  
 NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

**Simpson CRE - University PKWY Oil Change**  
 Winston-Salem, NC

**PLANS FOR:**  
 PRE-SUBMITTAL  
 SUBMITTAL  
 REVISED SUBMITTAL

**CLIENT:**  
 Lauren Crow  
 Simpson Commercial Real Estate  
 1100 Kenilworth Ave, STE 220  
 Charlotte, NC 28204  
 P: (336) 707-5717  
 E: lauten@simpsoncre.com

08/25/2022	Rev. Rezoning Submittal
08/09/2022	Rev. Plan Per Updated Survey
08/02/2022	Rezoning Submittal
07/26/2022	Rezoning Pre-Submittal

**SUBMITTAL DATE:** 08/25/2022  
**PROJECT NO:** 21-049  
**DRAWN BY:** WGH  
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**Rezoning Submittal**

**RZ-1**