

TYPICAL ROAD SECTION - NTS

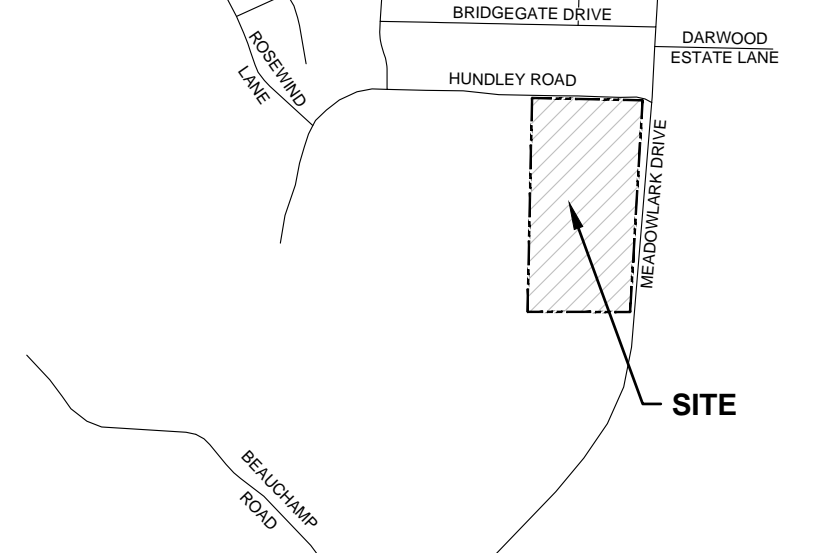
**TREE SAVE LEGEND**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	443,305	Total Limits of Land Disturbance (in Square Feet)	0
Total Site Area Excluded From TSA	31,877	Square Feet of Existing Water Bodies and Stormwater Ponds	0
Square Feet of Proposed R.O.W.s:	31,877	Square Feet of Existing Utility Easements:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Areas:	31,877
Minimum Tree Save Area Required:	10%	12%	
Total Required Tree Save Area (in square feet)	443,305	31,877	41,143
Total Site Size / or / Limits of Land Disturbance	443,305	31,877	41,143
Excluded Area	31,877	Minimum TSA	41,143
Total Required Tree Save Area	443,305		
Individual Tree Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:	
Yes X No	Yes X No	Yes X No	
Number of Trees 6"-9"	0	List the Area of Each Tree Stand Being Saved:	
DBH: 0 X 500 SF = 0		Area 1:	
Number of Trees 9.01"-12"	0	Area 2:	
DBH: 0 X 750 SF = 0		Area 3:	
Number of Trees 12.01"-24"	0	Area 4:	
DBH: 0 X 1800 SF = 0		Tree Save Areas	
Number of Trees 24.01"-36"	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0
DBH: 0 X 3000 SF = 0		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	41,250
Number of Trees Larger Than 36.01"	0	Canopy Trees Added	
DBH: 0 X 4000 SF = 0		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	41,250
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0
Total Required TSA (in square feet)	41,143	Total TSA Provided (in square feet)	41,250

**ADJACENT OWNERS**

PIN	Block Lot	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1 5895-58-5260.00	4620211D	003327-0281	Brookberry Farm LLC	PO BOX 2736	Winston Salem, NC 27102
2 5895-58-8862.00	4620D008	002664-03118	Belk, Damian J & Holly M	5443 Hundley Rd	Winston Salem, NC 27106
3 5895-58-9846.00	4620D009	002903-00847	Baker, Julie	3211 Castle Ct	Tallahassee, FL 32309
4 5895-68-0822.00	4620D010	002965-00147	Beil, Gregory Scott	3431 Hundley Rd	Winston Salem, NC 27106
5 5895-68-1802.00	4620D011	003063-00784	Deluca, Ivan Luis & Jacqueline Frank	11882 Kensington RD	Los Alamitos, CA 90720
6 5895-68-1881.00	4620D012	002077-03675	Hensdale, Luanne Ketter	5419 Hundley Rd	Winston Salem, NC 27106
7 5895-68-2861.00	4620D013	003065-02443	Edwards, Chad Michael	5413 Hundley Rd	Winston Salem, NC 27106
8 5895-68-3841.00	4620D014	002962-03810	Dai, Jian	5407 Hundley Rd	Winston Salem, NC 27106
9 5895-68-4821.00	4620D015	002139-00300	Pauca, Leonard Alfredo & Ivey Shouse	1025 SEQUOIA DR	LEWISVILLE, NC 27023
10 5895-68-6860.00	4620D016	002379-01097	Darnell, Allic C & Tina S	5378 Darwood Estate Ln	Winston Salem, NC 27106
11 5895-78-3252.00	4620001A	001903-01968	Winston Salem/Forsyth County Board of Education	PO BOX 2511	Winston Salem, NC 27102
12 5895-77-0075.00	4620001E	002122-00903	City of Winston Salem	PO BOX 2511	Winston Salem, NC 27102
13 5895-57-8333.00	4620211A	003281-00056	Reserve At Brookberry Farms LLC	1813 Fambroke RD, STE F	Greensboro, NC 27408

**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
Winston-Salem, NC

**Purpose Statement**  
The purpose of this request is to rezone MU-S to add the use of a Life Care Community to the already approved uses.  
(Previous Docket # F-1392)

**Zoning**  
Existing Zoning: MU-S  
Proposed Zoning: MU-S

**Proposed Uses**  
Residential Building, Single Family, Residential Building, Duplex, Residential Building, Two in Home, Residential Building, Multifamily, Boarding or Rooming House, Planned Residential Development, Adult Day Care Home, Child Day Care Center, Child Day Care, Large Home, Child Day Care, Small Home, Church or Religious Institution, Neighborhood, Church or Religious Institution, Community, Club or Lodge, Government Offices, Neighborhood Organization, or Post Office, Hospital or Health Center, Library, Public, Life Care Community, Museum or Art Gallery, Police or Fire Station, School, Private, School, Public

**Site Acreage**  
Parcel: 10.18 Acres +/-  
Meadowlark ROW Dedication: 0.18 Acres +/-  
Hundley ROW Dedication: 0.09 Acres +/-  
Total Site Acreage: 9.91 Acres +/-

**Building Data**  
Max. Building Height: N/A  
Total Building Size: 222,044 SF +/- (4 Story)

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

**Site Coverage**  
Maximum Impervious Area Permitted: 0.00 %  
Building to Land: 1.63 Acres +/- 16.45 %  
Impervious Pavement: 1.33 Acres +/- 13.42 %  
Permeable Pavement: 2.03 Acres +/- 20.48 %  
Open Space: 4.92 Acres +/- 49.65 %  
Site Total: 9.91 Acres +/- 100.00 %

Total Impervious: 2.96 Acres +/- 29.87 %

**Open Space**  
Total Required: 1.49 Acres (15% of Site Total)  
Active Required: 0.22 Acres (15% of Total Required)  
Active Provided: 0.32 Acres +/-  
Passive Provided: 0.33 Acres +/-  
Thoroughfare Provided: 0.88 Acres +/-  
Total Provided: 1.63 Acres +/-

**Infrastructure**  
Water: Public  
Sewer: Public  
Road: Public 493 LF +/-

**Parking Calculations**  
Required Parking  
Memory Care: 30 Spaces (@ 75 x 40 Units = 30)  
Assisted Living: 54 Spaces (@ 75 x 72 Units = 54)  
Independent Living: 59 Spaces (@ 75 x 79 Units = 59.25)  
Total Parking Required: 143 Spaces  
Parking Provided: 164 Spaces +/-

Loading Required: 0 Spaces  
Loading Provided: 0 Spaces +/-

**Building Setbacks**  
Front: N/A  
Rear: N/A  
Side: N/A  
Street: N/A

**Bufferyards**  
Type Required: 50' Type III Thoroughfare (on Meadowlark)

**Streetyards**  
Type Required: 10' Streetyard

SEALS:

PRELIMINARY DRAWING NOT APPROVED FOR CONSTRUCTION

PROJECT:

**THE CROSSINGS AT BROOKBERRY FARM**  
WINSTON-SALEM, NC

CLIENT:  
Mr. Troy DeHaven  
Smith Packett  
4423 Pheasant Ridge Rd, SW  
Suite 301  
Roanoke, VA 24014  
(540)774-7762  
tdhaven@smithpacket.com

DRAWN: BR\_GH  
DATE: 01/08/2018

REVISIONS:  
Per City Comments 02/28/2018  
Per City Comments 03/29/2018

JOB NO: 17-193  
SHEET TITLE:

REZONING

PREPARED BY:  
stimmel  
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
601 N. TRADE STREET, SUITE 200  
WINSTON-SALEM, NC 27101  
www.stimmelpa.com 336.723.1067

SCALE: 1"=50'  
SHEET NO.: G-801  
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