

TREE SAVE CALCULATIONS:

NEW DEVELOPMENT:	
TOTAL SITE SIZE = 105,851 SF	
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.S 4200.60+ SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0 = 4200.60	
MIN. TSA REQUIRED = 10%	
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET); TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE(105,851 - EXCLUDED AREA 4200.60 X MINIMUM TSA (10 %) = 10,165.04 SF	
NEW TREES USED FOR TSA CREDIT - X YES ___ NO	
NUMBER OF LARGE VARIETY TREES PLANTED: 14 X 750 SF = 10,500 SF	
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 10,500	
TOTAL REQUIRED TSA (IN SQUARE FEET): 10,165.04 SF	
TOTAL TSA PROVIDED (IN SQUARE FEET): 10,500 SF	

LANDSCAPE LEGEND

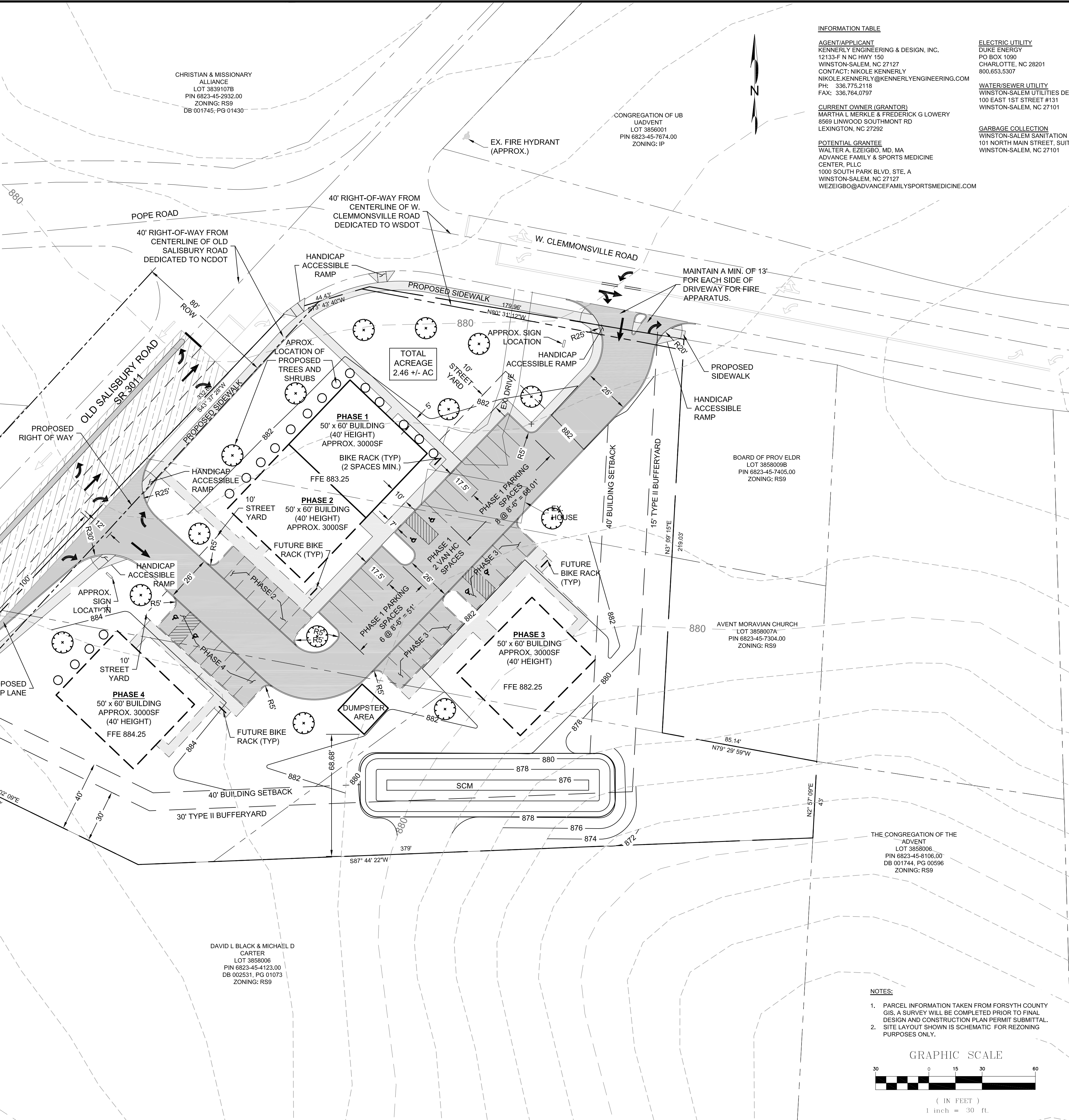
	PROPOSED LARGE VARIETY TREE, TYP. (14 SHOWN ON PLAN FOR TREE SAVE CREDIT)
	PROPOSED SHRUB, TYP.

KEITH A HOOGLAND LIMITED PARTNERSHIP
 LOT 3839103
 PIN 6823-35-9333.00
 ZONING: LB-S
 DB 002540, PG 02069

PAVEMENT OVERLAY (APPROX. 0.18AC)
 3' WIDE PROPOSED CONCRETE MEDIAN

PROPOSED RIGHT OF WAY
 OLD SALISBURY ROAD
 PROPOSED SIDEWALK
 PROPOSED SLIP LANE

DAVID L BLACK & MICHAEL D CARTER
 LOT 3858006
 PIN 6823-45-4123.00
 DB 002531, PG 01073
 ZONING: RS9



INFORMATION TABLE

AGENT/APPLICANT
 KENNERLY ENGINEERING & DESIGN, INC.
 12133-F N NC HWY 150
 WINSTON-SALEM, NC 27127
 CONTACT: NIKOLE KENNERLY
 NIKOLE.KENNERLY@KENNERLYENGINEERING.COM
 PH: 336.775.2118
 FAX: 336.764.0797

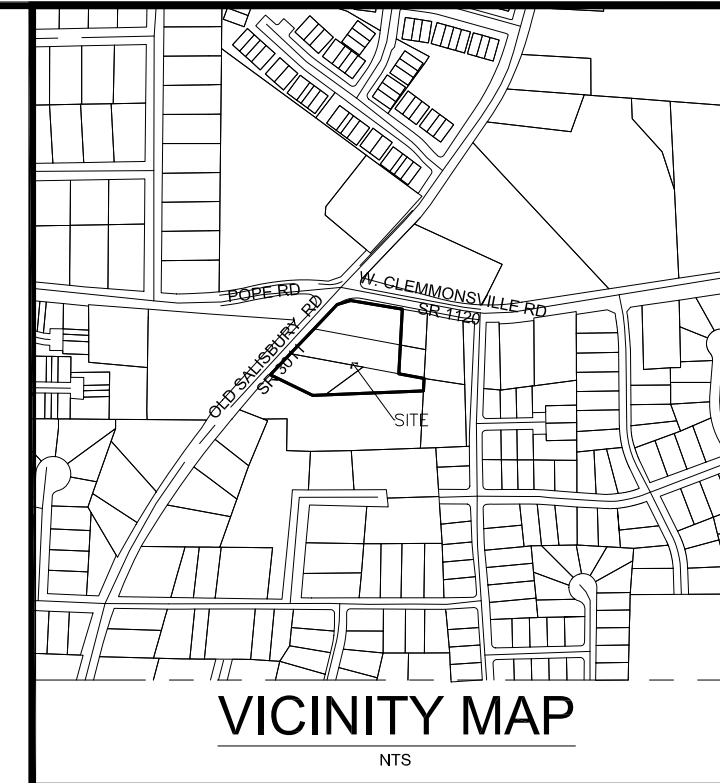
CURRENT OWNER (GRANTOR)
 MARTHA L MERKLE & FREDERICK G LOWERY
 8569 LINWOOD SOUTHMONT RD
 LEXINGTON, NC 27292

POTENTIAL GRANTEE
 WALTER A. EZEIGBO, MD, MA
 ADVANCE FAMILY & SPORTS MEDICINE
 CENTER, PLLC
 1000 SOUTH PARK BLVD, STE. A
 WINSTON-SALEM, NC 27127
 WEZEIGBO@ADVANCEFAMILYSPORTSMEDICINE.COM

ELECTRIC UTILITY
 DUKE ENERGY
 PO BOX 1090
 CHARLOTTE, NC 28201
 800.653.5307

WATER/SEWER UTILITY
 WINSTON-SALEM UTILITIES DEPARTMENT
 100 EAST 1ST STREET #131
 WINSTON-SALEM, NC 27101

GARBAGE COLLECTION
 WINSTON-SALEM SANITATION DEPARTMENT
 101 NORTH MAIN STREET, SUITE 19
 WINSTON-SALEM, NC 27101



SITE INFORMATION

THE PURPOSE TO REQUEST REZONING FROM RS9 TO LO-S TO ALLOW FOR A MEDICAL OFFICE BUILDING DEVELOPMENT

REVIEW TYPE: SPECIAL USE REZONING

JURISDICTION: CITY OF WINSTON-SALEM

PIN: 6823-45-5428, 6823-45-4388, 6823-45-3340, 6823-45-5259

DEED BOOK: 0000

PAGE NUMBER: 0000

ACREAGE: +/-2.46 (APPROX. 105,851 SF)

CURRENT ZONING: RS-9

SETBACKS: NONE

EXISTING USE: FORMER RESIDENCE

PROPOSED ZONING: LO-S

SETBACKS: NONE

PROPOSED USES BY ZONING:
 OFFICES, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD COMBINED USE, GOVERNMENT OFFICES, NEIGHBORHOOD ORGANIZATION, OR POST OFFICE, MUSEUM OR ART GALLERY, POLICE OR FIRE STATION, RESIDENTIAL DUPLEX, SINGLE FAMILY OR TWIN HOME

PROPOSED USES WITH PLANNING BOARD REVIEW:
 ADULT DAY CARE CENTER, CHILD CARE-SICK CHILDREN, CHILD DAY CARE CENTER, RESIDENTIAL MULTI-FAMILY OR TOWNHOUSE

MAX. BLDG. HT.: 40 FT

MAX. IMP. AREA: 75%

EXISTING BUILT UPON AREA:
 TOTAL EXIST. IMPERVIOUS: 7.14%

PROPOSED BUILT UPON AREA PHASE 1:
 BUILDING: 0.07 AC=3%
 PAVEMENT: 0.42 AC=18%
 TOTAL SITE IMPERVIOUS: 0.49 AC=20%

OPEN SPACE: 1.97 AC=80%

PROPOSED BUILT UPON AREA PHASE 2 (INCLUDES PH. 1-2):
 BUILDING: 0.14 AC=5.5%
 PAVEMENT: 0.44 AC=18%
 TOTAL SITE IMPERVIOUS: 0.58 AC=23.5%

OPEN SPACE: 1.91 AC=76%

PROPOSED BUILT UPON AREA PHASE 3 (INCLUDES PH. 1-3):
 BUILDING: 0.21 AC=8%
 PAVEMENT: 0.53 AC=21.5%
 TOTAL SITE IMPERVIOUS: 0.74 AC=30.0%

OPEN SPACE: 1.72 AC=69%

PROPOSED BUILT UPON AREA PHASE 4 (INCLUDES PH. 1-4):
 BUILDING: 0.28 AC=11%
 PAVEMENT: 0.57 AC=23%
 TOTAL SITE IMPERVIOUS: 0.85 AC=34.5%

OPEN SPACE: 1.61 AC=65%

PARKING REQUIREMENTS:
 SPACE PER BUILDING: 1 SPACE PER 300 SF OF BUILDING USE REQUIREMENT

PARKING REQUIRED: (PH 1) 10 SPACES

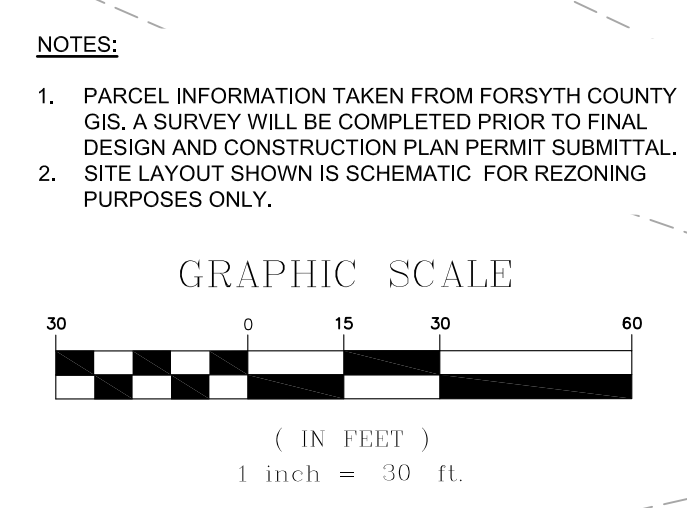
HANDICAPPED REQUIRED: (PH 1) 2 VAN ACCESSIBLE

PARKING PROPOSED: (PH 1) 16 SPACES (8.5X17.5) / 2 HANDICAP VAN ACCESSIBLE

BICYCLE PARKING REQUIRED: (PH 1) 1 SPACE/20,000 SF GFA, 2 SPACE MINIMUM

BICYCLE PARKING PROVIDED: (PH 1) MINIMUM OF 2

TOTAL BUILD OUT: (PH 1-4) 41 SPACES / 6 HANDICAP (PH 1-4) 8 SPACES MINIMUM



PROPOSED PARKING SPACE REQUIREMENTS				
PHASE	PROPOSED BUILDING	PROVIDED		PHASE TOTAL
		STANDARD PARKING	HANDICAP VAN ACCESSIBLE	
1	3,000 SF	14	2	16
2	3,000 SF	7	0	7
3	3,000 SF	9	2	11
4	3,000 SF	5	2	7
TOTAL REQUIRED:				40
TOTAL SPACES PROPOSED:				41

KENNERLY ENGINEERING & DESIGN, INC.

12133 N. HWY 150, STE. F
 Winston-Salem, NC 27127
 PH: 336.775.2118 FAX: 336.764.0797
 NORTH CAROLINA LICENSE NO. C-3900

MEDICAL OFFICE BUILDING
 2208 OLD SALISBURY ROAD, WINSTON-SALEM, NC
 FOR
ADVANCE FAMILY & SPORTS MEDICINE

REVISIONS		No.	Description	Date	By

Technician: NLK Designer: NLK
 Project No: 18-016-01 Checked by: TSK
 Drawing Name:

REZONING PLAN

Drawing Reference: 18-016 - SITE PLAN
 Date: 11/06/2018 Drawing Number: C-000